

The image is a cover for the Thimphu Thromde Development Control Regulations. It features a scenic view of Thimphu, Bhutan, with a dense urban area in the foreground and middle ground, surrounded by lush green pine forests. In the background, there are rolling hills and mountains under a blue sky with scattered white clouds. A large, bright green V-shaped graphic is superimposed over the upper half of the image, framing the title text.

THIMPHU THROMDE DEVELOPMENT CONTROL REGULATIONS

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Preamble

The Bhutan Building Rules, 2002 (BBR, 2002) outlines basic guidelines applicable to a variety of settlements in the country. The Bhutan Municipal Act, 1999 enables municipal authorities to prepare plans for their respective urban settlements and adopt relevant development control regulations to direct development within their jurisdictions. The new Development Control Regulations, 2016 (DCR, 2016) for Thimphu is the second document tailor-made for the capital and supersedes the BBR, 2002 and the Development Control Regulations, 2004 (DCR, 2004). The notes below explain the relationship between BBR, 2002 and such development control regulations, which accompany structure plans for urban areas.

- The BBR, 2002 is applicable to urban areas in the absence of any structure plan for the urban areas in question. The operation of the BBR, 2002 is thus imperative, in urban areas where no structure plan exists.
- When a structure plan is sanctioned in an urban area, the provisions of the accompanying development control regulations, an intrinsic part of the concerned structure plan, will be applicable. The provisions in the Bhutan building rules enable this. This is also enabled by Section 67 of the Bhutan Municipal Act, 1999 which specifically states that a “municipal corporation may adopt rules to carry out its functions specified in sections 48 and 49” (which includes planning and land use).
- Wherever a local area plan has been notified, its specific regulations, if any, shall be applicable within that local area alone. Generally, local area plans conform to the development control regulations of the urban jurisdiction in which they fall.

Thus in the absence of local area plans, the provisions of the structure plan for that urban settlement shall prevail. In the absence of a structure plan for any given settlement, the Bhutan Building Rules, 2002 shall prevail.

This tiered set of regulations reflect the fundamental policy of the Royal Government of Bhutan to decentralize governance, administration and development to enable and facilitate strong responses to local conditions and aspirations. It may be noted that the DCR, 2016 supersedes the BBR, 2002 and DCR, 2004 in Thimphu by providing some additional directives needed in a larger urban context. These same provisions may be extended to the other settlements as plans are prepared and conditions warrant.

Foreword

The development control regulations have been formulated as part of the Thimphu Structure Plan and its related Local Area Plans and Urban Design Plans, 2002-2027. They support the aims of the plan through the introduction of regulations and procedures. The jurisdiction of these regulations includes the area under the Thimphu Thromde (TT) and the Urban Control Zone (UCZ) as defined in the Thimphu Structure Plan. While the TT shall be the implementing authority in the thromde area, the Ministry of Works and Human Settlement (MoWHS) shall be the implementing authority for the area outside the thromde.

FIVE MAJOR PARTS: The Thimphu Thromde DCR has been divided into five major parts:

SECTION - 1: ADMINISTRATION – contains the applicability of these regulations, the definitions of terms and expressions used, and the provisions related to interpretation, discretionary powers, delegation of powers, etc.

SECTION – 2: PROCEDURES - is divided into two major sections.

Section – 2 A deals with the procedures for obtaining development/building permissions. The first section is in turn divided into two sub-sections, one concerning the layout and subdivision of land and the other concerning buildings. These sections contain the respective documents and particulars to be furnished along with the application, the fee, the validity of the approvals, liabilities and responsibilities of the applicant, and certain provisions for special cases.

Section – 2 B deals with procedures during development/building construction. The second section that deals with the procedure during development/construction contains provisions for the issue of various certificates, service connections, documents to be kept on the site, mandatory inspections, etc.

SECTION – 3: PRECINCT SANCTIONS – contains the permissibility of various uses and activities in designated precincts and the permissible plot coverage, and building height in the specified precincts. This part also contains sections related to the special provisions.

SECTION – 4: LAND DEVELOPMENT AND SUBDIVISION REGULATIONS - This part contains requirements of access of the site to be developed, the standards for internal street widths, minimum plot sizes, required common areas, on-site physical infrastructure requirements and regulations related to tree plantation. There is also a section on special regulations for low-cost housing schemes.

SECTION – 5: BUILDING REGULATIONS – The provisions in the BBR, 2002 are to be adopted. Only those provisions that relate to plot coverage, minimum plot sizes, and the number of floors have been formulated specifically for Thimphu, to achieve the aims of the Thimphu Structure Plan. Three sections have been provided in these regulations which may be considered as supplementary to the BBR, 2002.

These are:

- Guidelines specific to access of residential blocks to the winter sun,
- The requirements of preventing soil erosion by specifying site slope and plot coverage, and
- The minimum building standards that may be adopted in public housing schemes for the lower income group.

APPROVAL THROUGH GREEN CHANNEL

A two-tiered model is envisaged for the building permission procedure based on the following two contexts:

a) Residential structures not more than two floors (ground plus one floor) on sites from plot areas upto 1,000sqm.

A mechanism for speedier approvals in the case of above is proposed through a green channel of certified designers. All building applications shall enclose an “ultimate structural capability of the structure” statement from the structural engineer/firm, in terms of total number of floors.

APPROVAL THROUGH PRIORITY CHANNEL

HIGHLIGHTS OF THE PRECINCT SANCTIONS

The highlights of the precinct sanctions are:

Reserved Public Assets: The areas where development is highly restricted:

- Existing forest areas retained as forest areas – E2 zone.
- Areas under natural streams, waterways and hillsides with more than 30% (i.e. 1 in 3) slopes designated as environmental conservation precincts where no development is permitted.
- Areas under paddy fields and lower river terraces designated as G-1 or agricultural environments precinct.
- Areas under higher river terraces and presently under agriculture, orchards or vacant but potential orchard land designated as E4 or agro-based environments precincts.
- Areas under royal use, military, etc requiring high security, and adjacent areas that may be used for similar purpose in the future, designated as R and M respectively.

Urban Villages: The developable/settlement areas structured as distinct units identifiable as urban villages, bounded by natural features such as streams, agricultural/horticultural land, forests, or river. These areas are zoned in such a way that it is served by a neighbourhood node accommodating all the transport, commercial, services, institutional and recreational activities.

Corridor, Core and Hubs: The city zoned such that the discernable city structure wherein most of the services and tertiary sector employment would be located would be the urban core. There will be two urban hubs at either end of the urban corridor axis of the city, and 13 neighbourhood nodes located within each distinct urban village.

CAPABILITY OF APPLICANTS

It is the sole duty and responsibility of the applicant/s (of various approvals under these rules) to ensure that all documents, information and data submitted as part of the application/s are true and correct. Submission of invalid documents, information and data may result in cancellation of an approval, even after being issued. If such documents, data, or information is false, it may compel the TT to take action for legal prosecution, under relevant civil and/or criminal status related to fraud and misrepresentation.

SECTION – 1:

Administration

1. 0 TITLE, COMMENCEMENT AND JURISDICTION

These regulations may be called the Thimph Thromde (TT) Development Control Regulations, 2016 (DCR, 2016). These regulations shall come into force with effect from the date of their notification by the Royal Government of Bhutan. These regulations shall apply to the greater Thimphu area, that is, the whole of the area within the TT as defined by the Thimphu Structure Plan, 2002–2027. The provision in the BBR, 2002 shall supplement the DCR, 2016. This DCR, 2016 shall supersede the BBR, 2002 and all other local previous rules and regulations.

1.1 APPLICABILITY

- 1.1.1 These regulations shall be applicable from the date of their notification by the Royal Government of Bhutan. The regulations shall be applicable to all development except those specifically mentioned in clause 1.1.2.
- 1.1.2 Except, as herein after otherwise provided, these regulations shall apply to all development, re-development, erection or re-erection of a building, change of use, etc., as well as to the design, construction, reconstruction of, and making material additions and alterations to a building. However, where a part of a building layout or group-housing scheme is demolished, or altered, or reconstructed, these regulations shall apply only to the extent of the new work involved.
- 1.1.3 Any action taken, or developments permitted, under the regulations or building rules, existing prior to these regulations coming into force, shall be deemed to be valid and continue to be so valid, unless otherwise specified.
- 1.1.4 In the case of development, for which the commencement certificate has been obtained prior to these regulations coming into force, and where amendments to the sanctioned plan is proposed, these regulations shall apply.
- 1.1.5 Commencement certificate (approval) granted in the past shall be revalidated in conformity to these regulations.
- 1.1.6 If there is a conflict between the requirements of these regulations and those of any other rules or byelaws, these regulations shall prevail.

1.2 INTERPRETATION

Unless the context otherwise requires, the terms and expressions not defined herein shall have the same meaning as indicated in the following legislations:

- 1) The Bhutan Municipal Act, 1999
- 2) The Land Act, 1979
- 3) Urban Area and Property Regulations, 2003
- 4) National Housing Policy, 2002
- 5) Building Code of Bhutan, 2003
- 6) Bhutan Building Rules, 2002
- 7) DCR, 2004

1.3 DELEGATION OF POWER

The implementing authority may delegate any of its powers, duties, functions to its officers, or designated committee of officers, generally or specially in writing and may impose certain conditions and limitations on the exercise of such powers as it may deem fit.

1.4 DISCRETIONARY POWERS

- 1.4.1 The implementing authority may exercise its discretion in conformity with the intent and spirit of these regulations, in order to mitigate any demonstrable hardship or to sub serve public interest in the following ways:
 - a) Decide on matters where it is alleged that there is an error in any order, requirement, decision, determination or interpretation made by it while applying these regulations.
 - b) Interpret these regulations in various contexts or in situations where clarity is required. Under such circumstances the implementing authority's decision shall be final and binding.
 - c) Decide upon the nature and the extent of concessions in respect of marginal distances, room heights, etc. that can be granted in cases of proven hardship for reasons which are to be recorded in writing. However, such relaxation shall not affect the health, safety and hygiene of the inhabitants of the building , or affect the neighbourhood and the structural stability of the building. Provided further that while granting such relaxation, as above, the authority may impose conditions as may be necessary. These may include a payment of deposit and its forfeiture for non-compliance, payment of a premium amount and other obligations, etc.
 - e) Decide on the fine or compounding charges to be made applicable in cases of developments where non-adherence to these regulations is detected.
 - f) Modify the limit of a precinct where the boundary of a precinct divides a parcel of land or where a layout street or a survey number actually on the ground varies from its location shown on the structure plan.
 - g) Authorize the erection of a building or the use of premises for a public services undertaking or a public utility purpose where such an authorization is reasonably necessary for the convenience and the welfare of the public, even if such erection or use is not permitted as per these regulations.
 - h) Determine and establish the location of precinct boundaries in cases of doubts or controversies.
 - i) Make amendments in the precincts as found appropriate due to site conditions.
- 1.4.2 As regards the delegation of powers to exercise the discretion, all matters stated above shall be decided by a committee designated and authorized by the implementing authority.
- 1.4.3 When issues arise that are not covered within these regulations, the implementing authority shall have the full authority to decide on the issue.

1.5 ENFORCEMENT OF REGULATIONS THROUGH INVOLVEMENT OF CERTIFIED DESIGNER

Enforcement of these regulations may also be ensured through a mechanism of speedier approval of development proposals through green channel or priority channel of certified designer, as outlined in the regulations.

1.6 POWER TO CHANGE THE APPENDICES AND PROFORMAS

The implementing authority shall have the powers to make amendments, change appendices and the proformas, and the procedures for grant of development permission from time to time.

1.7 DEFINITIONS

These regulations, unless the context otherwise requires, and the terms and expressions defined as follows, shall have the meaning indicated against each of them.

The terms and expressions not defined in these regulations shall have the same meanings as in the Bhutan Municipal Act, 1999 and the rules framed there under or as mentioned in the BBR, 2002 and the Building Code of Bhutan, 2003 (BCB, 2003) as the case may be unless the context otherwise requires. ACT shall mean the Bhutan Municipal Act, 1999.

• ADDITIONS AND/OR ALTERATIONS

Shall mean any change in an existing authorized building or approved plans of a building. It includes a change from one use to another use, a structural change such as additions to the area or height, construction or cutting into or removal of any wall or part of a wall, partition, column, beam and joist, re-roofing, re-construction of any kind, alterations to a floor including a mezzanine floor, or any support or a change to or closing of any required means of ingress, or egress, or a change to fixtures, or equipment, as provided in the regulations.

• ADVERTISING SIGN/HOARDING

Shall mean any surface or structure with any character, letter or illustration, displayed outdoors in any manner whatsoever for the purpose of advertising, information, or attracting people to any event, venue, cause, person, public performance, article or merchandise. The surface or structure to which it is attached or forms a part of, be it a building, a tree, a pole, a screen, or any space including over a water body are outlined in the limits of the notified area by the implementing authority.

• AIR-CONDITIONING

Shall mean the process of treating air to control simultaneously or singly, its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.

• AMENITIES

Shall mean roads, streets, open spaces, parks, recreational grounds, play-grounds, gardens, water supply systems, electricity supply system, street lighting, drainage, sewerage, public works and other utilities, communication network, etc. for the citizens' use and convenience.

• APARTMENT/FLATS

Shall mean residential buildings constructed in a detached or semi-detached manner, designed as ground floor plus one or more upper floors, and constructed as separate dwelling units with common staircase and other building services.

• APPLICANT

Shall mean the registered owner(s) of a property who applies in the prescribed form to construct/alter/extend a building.

• ARCHITECT

Shall mean a person with minimum qualification of bachelors degree in architecture from an institute,

college or university, accredited by the respective country's accreditation board to impart professional degree in architecture.

• **ATTIC**

Shall mean the space within the confines of the roof structure, located above the ceiling of the top floor and is constructed and adopted for storage, lift machine, water tanks, etc.

• **BASEMENT OR CELLAR**

Shall mean the lowest storey of a building depending on site and topographical condition of the site. Use permitted as defined in the precincts. Construction of basement may extend into setback and shall not be included in the coverage.

• **BARRICADE**

Shall mean any object or structure that creates a barrier or obstacle to control, block passage or force the flow of traffic in the desired direction.

• **BOUNDARY WALL**

Shall mean a semi-opaque structure which does not extend more than 1.5m above the lowest natural ground level.

• **BUILDING LINE**

Shall mean the plinth of a building running in line with the adjoining plinth of another building parallel to the road.

• **BUILDING SERVICES**

Building services shall mean HVAC plant, power generator, underground sumps, pumps, boilers, sub-station, lift pits and services related to it, chutes, storages, laundry and other services related to building maintenance and other utilities.

• **BETTERMENT CHARGE**

Means a charge levied for ensuring off-site services and amenities to the area by the implementing authority.

• **BUILDING**

Meaning any structure, whether or not it is for human dwelling but constructed with whatsoever materials and having foundation, plinth, walls, columns, floors, roof, chimneys, plumbing and building services, fixed platforms, verandas, balconies, cornices or projections, part of a building or anything affixed thereto. However, structures of a temporary nature like tents, hutments, etc. erected for temporary purposes or for ceremonial occasions, with the permission from the implementing authority, shall not be considered buildings.

- (a) Assembly building shall mean a building or part thereof, where groups of people congregate for amusement, recreation, social, religious, patriotic, civil, travel and other similar purposes. Assembly buildings shall include theatres for drama and cinema, city halls, town halls, auditoria, exhibition halls, museums, marriage halls, skating rinks, gymnasias, stadia, restaurants, eating or boarding houses, places of worship, dance halls, clubs, and road, air, or other public transportation stations.
- (b) Business building shall mean any building or part thereof used for transaction or record. Offices, banks and all professional establishments are classified as business buildings if their principal function is transaction of business and/or keeping of books and records thereof.
- (c) Detached building shall mean a building with walls and roof, independent of any other building and with open spaces on all sides.
- (d) Semi-detached building shall mean a building open spaces on three sides as specified in the Regulations. A superficial connection via a beam, wall, balcony, corridor, sky bridge, or any other trivial

- connection will not qualify a building to be defined as semi-detached.
- (e) Educational building shall mean a building exclusively used for a appropriate baord or univer-
sity recognised school or college, or any other implementing authority involving assembly for
instruction, education or recreation incidental to educational use, and including a building for
such uses incidental thereto such as a library, laboratory, fine arts facility, or a research institu-
tion. It shall also include quarters for essential staff, and buildings used as hostels and boarding
facility of an educational institution whether situated in its campus or not.
 - (f) Hazardous building shall mean a building or part thereof used for,
 - (i) Storing, handling, manufacturing or processing of radioactive substances or of highly
combustible or explosive materials which are liable to burn with extreme rapidity and/
or produce poisonous fumes or explosive emanations.
 - (ii) Storing, handling, manufacturing or processing of highly corrosive, toxic and obnoxious
alkalis and acids, or other liquids, gases or chemicals which produce flame, fumes, and
explosive mixtures or which result into division of matter into fine particles capable of
spontaneous ignition.
 - (iii) Storing, handling, manufacturing and processing items for or carrying out research and
experiments that can cause any danger to the public health, hygiene or safety, as certi-
fied by the competent health and safety officials of the Royal Government of Bhutan.
 - (g) Industrial building shall mean a building or part thereof where products or materials are fab-
ricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries,
gas plants, mills, dairy processing unit or other factories.
 - (h) Institutional or public building shall mean a building constructed by the government,
semi-government organizations, public sector undertakings, or registered charitable trusts for
their public activities such as administration, education, and medical, recreational and cultural
services. It can also serve as hostel for working women or men, an auditorium or complex for
cultural and allied activities, a hospice, shelter for orphans, abandoned women, children and
infants, convalescents, destitute or aged persons, or a penal or correctional detention centres
such as jails, prisons, mental hospitals, houses of correction, detention and reformatories. It
can also include clubs, golf course, sports stadium, buildings and facilities like inns and resorts
constructed by the government for the promotion of tourism.
 - (j) Commercial/mercantile building shall mean a building or part thereof, primarily used for
commercial purposes such as shops, stores, departmental stores or markets, for display and
sale of goods or merchandise. It can also include offices, storage and service facilities inciden-
tal thereto located in the same building. Mixed use buildings with commercial areas on the
ground floor and residential above shall be construed as commercial building for the purposes
of this document.
 - (k) Office building (premises), shall mean a building/premise or part thereof whose sole or
principal use is for setitng up an office. Office purposes includes administration, clerical work,
monetary transactions and telephone, telegraph and computer operations. Clerical work in-
cludes writing, book-keeping, paper sorting, typing, filing, duplicating, punching cards, tapes
or machines, calculations, drawing, or works invovling editorial preparation for publication.
 - (l) Residential building shall mean a building in which sleeping accommodation is provided for
normal residential purposes, with or without cooking or dining facilities, and includes one or
more family dwellings, lodging or boarding houses, hostels, dormitories, apartment houses,
flats and private garages.
 - (m) Special Building shall mean
 - (i) a building solely used for the purpose of theatre, cinema, motion picture, drive-in-the-
atre, an assembly hall, auditorium, town hall, lecture hall, an exhibition hall, museum, a
stadium, a community and marriage hall.
 - (ii) a hazardous building
 - (iii) a building of a wholesale establishment
 - (iv) a centrally air-conditioned building which is more than three storey
 - (v) a building of more than two floors constructed on stilts

- (vi) a building of more than four floors
- (n) Storage building shall mean a building or part thereof used primarily for storage or shelter of goods, merchandise and includes buildings used as warehouse, cold storage, freight depot, transit shed, store house, public garage, hangar, truck terminal, grain elevator, barn and stable.
- (o) Unsafe Building shall mean a building which is all or one of the below,
 - (i) is structurally unsafe
 - (ii) is unsanitary
 - (iii) is not provided with adequate means of egress
 - (iv) constitutes a fire hazard
 - (v) is dangerous to human life
 - (vi) in relation to its existing use, constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.
- (p) Wholesale establishment shall mean an establishment wholly or partly engaged in wholesale trade and manufacture. It includes related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking.

• **BUILDING LAND PARCEL**

Shall mean a land/plot, part of a land/plot or combination of more than one land/plots over which a building is to be constructed as approved by the implementing authority.

• **BUILT-UP AREA**

Shall mean the area covered by a building on all floors, but except the areas excluded specifically under these regulations.

• **BUILDING INSPECTOR**

Shall mean a technical person authorized by the implementing authority to inspect buildings and their premises during construction/renovation/addition/alteration.

• **CANCELLATION OF APPLICATION**

Shall mean the application/approval becomes invalid and the responsibility of the application is no longer with the implementing authority.

• **CARPET AREA**

(Otherwise called net internal floor area) shall mean the covered area on all floors, excluding the area of the walls.

• **COMPETENT AUTHORITY**

Shall mean the authority as defined in the Municipal Act, 1999.

• **IMPLEMENTING AUTHORITY**

Shall mean the Thimphu Thromde to perform such functions as may be specified in these regulations.

• **CHIMNEY**

Shall mean a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air, and includes a chimneystack and the flue pipe. Extension of chimney shall not be included in the coverage.

• **COMMON WALL**

Shall mean a structure joining two or more properties.

• **COMBUSTIBLE MATERIAL**

Shall mean that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS: 3808-1966 Method of Test for Combustibility of Building Material, National Building Code, India.

• **CONVENIENCE SHOP**

Shall mean a shop with a carpet area not exceeding 20 sq.m and comprising those dealing with day-to-day requirements, as distinguished from wholesale trade or retail shopping. It includes

- (i) Food grain or ration shops
- (ii) Doma shops/kiosks
- (iii) Tobacconists
- (iv) Shops for collecting and distribution of clothes and other materials for cleaning and dyeing establishments
- (v) Tailor or darning shops
- (vi) Groceries, confectioneries or general provision shops
- (vii) Salons and beauty parlours
- (viii) Bicycle / scooter/ motorcycle hire shops
- (ix) Motorcar hire shops
- (x) Vegetable and fruits shops
- (xi) Milk and milk products shops
- (xii) Medical and dental practitioners' dispensaries or clinics, pathological or diagnostic clinics and pharmacies
- (xiii) Florists
- (xiv) Shops dealing in ladies ornaments such as bangles, cosmetics, etc.
- (xv) Shops selling bakery products
- (xvi) Newspaper, magazine stalls and circulating libraries
- (xvii) Wood, coal and fuel shops
- (xviii) Books and stationery shops
- (xix) Cloth and garment shops
- (xx) Plumbers, electricians, radio, television and video equipment repair shops and video libraries
- (xxi) Restaurants and eateries
- (xxii) Shoes and sports shops
- (xxiii) Hardware shops
- (xxiv) Taxi stand office

With the approval of the implementing authority, this list may be added to, altered, or amended from time to time.

• **CORRIDOR**

Shall mean a common passage or circulation space including a common entrance hall.

• **COURTYARD**

Shall mean a space permanently open to the sky and surrounded either partially or completely by a structure.

• **COMMON PLOT/LAND**

Shall mean a common open to sky space exclusive of setbacks, margins, parking spaces and approaches, at the ground level of the building unit to be used collectively by the joint owners.

• **COVERED AREA**

Shall mean the area covered by a building on the ground floor excluding entry porch.

• **DESIGNER**

Shall mean either a certified architect by Construction Development Board (CDB), civil engineer or urban planner with a minimum of 3 years of work experience.

• **DEVELOPER**

Shall mean a person who is legally empowered to construct or execute work on a plot of land, building unit or structure. Where no person is empowered, the owner of the building unit, building or structure shall be the developer.

• **DEVELOPMENT**

Means the carrying out of building construction, engineering, mining, or other operations, in, over, or under land or water, or the making of any material or structural change including demolition of building or reclamation of land or any change in use of the premises, including redevelopment, layout and sub-division of any land.

Plotted Development: Means the carrying out of development leading to the subdivision of land into plots.

Flatted Development: Means the carrying out of development on a site leading to the construction of flats.

• **DEVELOPMENT CHARGE**

Means a charge levied by the implementing authority as per the provisions of the Bhutan Municipal Act, 1999, clause 95.

• **DEVELOPMENT PERMISSION**

Means a valid permission or authorization, in writing, from the implementing authority to carry out development. It will be issued to a legally empowered developer, with due regard to the prevailing Act/regulations enforced at the time of issue.

• **DEVELOPMENT RIGHT**

Means the right to carry out development of a building or land. It shall include the transferable development right in the form of right to utilize the FAR of land utilizable, either on the remainder of the land partially reserved/directed to be reserved for a public purpose within the reserved site or elsewhere.

• **DEVIATION**

Shall mean carrying out or undertaking a building construction or land development activity in departure from the sanctioned/approved plans, permissions or orders, irrespective of the degree of change. It shall not include internal change in partition walls and change in doors, windows and other minor rectifications.

• **DRAIN**

Shall mean a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps, gullies, floor traps, used for drainage of buildings or yards appurtenant to the buildings within the same catchments. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.

• **DWELLING UNIT**

Shall mean a shelter consisting of residential accommodation for one household, provided that the minimum accommodation in a dwelling unit shall be one habitable room of minimum carpet area of 9 sq.m. It requires a minimum side dimension of 2.5 m and a WC. It may not have more than one kitchen or cooking space.

• **ENCLOSED STAIRCASE**

Shall mean a staircase separated by walls and doors from the rest of the building.

• **ENGINEER**

Shall mean a person with a degree or diploma in civil and/or structural engineering from any recognized institute, college, or university of engineering accredited by the respective country's accreditation board to impart professional degrees in engineering.

• **EXISTING BUILDING**

Shall mean a building or a structure existing before the commencement of the regulations.

• **EXISTING USE**

Shall mean use of a plot of land, a building, or a structure existing before the commencement of the regulations.

• **EXIT**

Shall mean a passage, channel of means of egress from any building, storey or floor area to a street or other open space of safety such as horizontal exit, outside exit and vertical exit described below.

- (i) **HORIZONTAL EXIT** - shall mean an exit which is a protected opening through or around at firewall or bridge connecting two or more buildings.
- (ii) **OUTSIDE EXIT** - shall mean an exit from a building to a public way, to an open area leading to a public way, or to an enclosed fire resistant passage leading to a public way.
- (iii) **VERTICAL EXIT** - shall mean an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

• **EXTERNAL WALL**

Shall mean an outer wall of a building not being a party wall even though adjoining a wall of another building and also shall mean a wall abutting on an interior open space of any building.

• **ESCAPE ROUTE**

Shall mean any well-ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.

• **FIRE AND/OR EMERGENCY ALARM SYSTEM**

Shall mean an arrangement of call points or detectors, or sensors, or sounders, and other equipment for the transmission and indication of alarm signals working automatically or manually in the event of fire.

• **FIRE PROOF DOOR**

Shall mean a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period. Fireproof doors for various purposes must conform to the specifications and performance standards as laid out in the Bhutan Building Code of Bhutan, 2003 (BTS-015-2003, Part 2 Section 6 Fire Protection).

• **FIRE PUMP**

Shall mean a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2kg/cm² at the topmost level of a multi-storied building.

• **FIRE RESISTANCE**

Shall mean the time during which a fire resistant material, i.e. material having a certain degree of fire resistance, fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809-1966 Fire Resistance Test of Structure.

• **FIRE SEPARATION**

Shall mean the distance in meters measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.

• **FIRE SERVICE INLET / HYDRANT**

Shall mean a connection provided at the base of a building for pumping up water through in-built

fire-fighting arrangements like fire service pumps in accordance with the recommendation of the chief fire officer.

• **FIRE TOWER**

Shall mean an enclosed staircase, which can only be approached from various floors through landings or lobbies separated from both the floor area and the staircase by fire resistant doors.

The specifications and performance standards of the enclosing walls, materials and doors shall be as per those stated in I.S3809-1966 Fire Resistance Test of Structure.

• **FLOOR**

Shall mean the lower surface in a storey on which one normally walks on. This does not include a mezzanine floor. The ground floor shall also be counted as a floor in defining the number of floors. In the estimation of floors, the actual areas or extent of the floors shall have no consideration. The nomenclature of the other floors shall be as follows: the floor above the ground floor shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.

• **FLOOR AREA**

Shall mean the total area of the floor including the area of walls.

• **FAR OR FLOOR AREA RATIO**

Shall mean the quotient obtained by dividing the sum of the floor areas on all floors excluding areas specifically exempted under the regulations, by the total area of the plot.

$$\text{Floor Area Ratio} = \frac{\text{Total floor area}}{\text{Total plot area}}$$

Provided that the following shall not be counted towards computation of FAR.

- a) Areas covered by porches, canopies, weather shields, arcades, atria, passages connecting two streets, balconies, verandahs etc.
- b) Parking spaces
- c) Basements if used for parking, services and utilities

• **FRONT**

Front as applied to a plot shall mean the portion facing the main road. In case of plot abutting express-way or main road with width of 6.5m or more, the structure shall be deemed to have a front.

• **FOOTING**

Shall mean a foundation unit constructed in brickwork, stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.

• **FOUNDATION**

Shall mean that part of the structure which is in direct contact with and transmits load to the ground.

• **GARAGE/PARKING – PRIVATE**

Shall mean a building or a portion thereof designed and used for the parking of motor vehicles.

• **GARAGE/PARKING – PUBLIC**

Shall mean a building or portion thereof, designed other than as a private garage, operated for gain, designed and/or used for parking motor or other vehicles.

• **GROUND LEVEL**

Shall mean the lowest ground level within the plot.

• **GROUP HOUSING**

Shall mean a housing scheme wherein two or more independent dwelling units or buildings are constructed in an undivided parcel of land.

• **HARDSHIP**

Shall relate to the hardship arising due to the internal operation of the rules and not because of the economic, social or personal condition of the applicant.

• **HOME OCCUPATION**

Shall mean customary home occupation other than the conducts of an eating or a drinking place offering services to the general public. The service is customarily provided by a member of the family residing there, without employing hired labour. There is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the hygiene or safety of the inhabitants of the building and the neighbourhood. No mechanical equipment is used except that as is customarily used for domestic or household purposes and/or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. Home occupation may also include such similar occupations as may be specified by the implementing authority and subject to such terms and conditions as may be prescribed. Under no case should an economic activity be deemed as a home occupation if it generates nuisance by way of sound, water, or air pollution.

• **HABITABLE ROOM**

Shall mean a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bathroom, water closet compartment, laundry, serving and storing, pantry, corridor, cellar, attic, store-room and other spaces which are not frequently used.

• **HAZARDOUS MATERIAL**

Shall mean radioactive substances and material which is highly combustible or explosive and/or which may produce poisonous fumes, explosive emanations, or highly corrosive, toxic, obnoxious alkalis or acids or other liquids which produces flame, fumes, are highly explosive, poisonous, irritant, corrosive or capable of spontaneous ignition. It also includes biological hazards like viruses or infections which could cause uncontrolled bacterial growth harmful to humans, livestock, or plant life.

• **HEIGHT OF BUILDING**

Shall mean the vertical distance measured from the level of the lowest natural ground level up to the top-most floor slab, in case of flat roofs, and up to the midpoint, in case of sloping roof. The height of the sloping roof shall be taken as an average height of the relevant floor. The number of floors specification includes the ground floor. However the maximum height of the attic shall be limited to that given in the critical dimensions (refer section concerned).

In addition to the precinct regulations, the height of buildings shall be governed by the Bhutanese architectural guidelines and by the overall allowable building heights.

• **HEIGHT OF A ROOM**

Shall mean the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. The height of a room with a pitched roof shall mean the average height between the finished floor surface and the bottoms of the eaves and the ridge.

• **JAMTHO**

Shall mean the part of the building which extends above the ridge of the main building roof. It shall not extend above 900mm from the ridge to the eaves and its use is defined separately.

• **KIOSK**

Shall mean any light open-fronted booth selling fast food, newspapers, tickets, ATM, information booth etc.

• **LAYOUT**

Shall mean laying out a parcel of land or lands into smaller plots for building on, with laying of roads/streets, including formation, levelling, metalling or blacktopping or paving of the roads and footpaths, etc. and laying of the services and amenities such as water supply, drainage, street lighting, open spaces, etc.

• **LIFT**

Shall mean a mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.

• **LIGHT HOME WORKSHOP**

Means a workshop where the work done or the machinery installed is such as could be done or installed in any residential area. It should not detrimental or disturb the neighbourhood by means of noise, vibration, smell, fumes, smoke, soot, ash, dust, grit etc.

It will be subject to the following restrictions:

- a) Power used will be electrical.
- b) Maximum power used will be 10 KW.
- c) Any part of the machinery including pulley, belt shafts etc. shall be attached to the walls or other parts of the building except the floor at which the same machinery is supported.

Such home workshop may include gold smithy, milk or curd churner, sewing machine, folding machine, and other machines used for embroidery, vulcanizing, printing, furniture assembling, and small scale manufacturing units.

• **LIGHT INDUSTRY**

Means an industry in which the processes are carried out without detriment to the neighbouring residential areas by reasons of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. It will be subject to the following restrictions:

- (i) Power used will be electrical
- (ii) Maximum power used will be 50 KW, which may be enhanced by the implementing authority in special cases of genuine expansion of existing factory, which may have reached the maximum limit of power.
- (iii) Maximum floor space occupied shall not exceed 500 sq.m.
- (iv) It will be housed in a building suitable for the purpose. However, it shall not include the following industries:

Manufacturing or refining of ammonia, bleaching powder, chlorine, asphalt, brick, terracotta, gypsum, lime, plaster of Paris, coke, creosote, glucose, starch, dye, explosive or fire works, gelatin or glue from fish or animal refuse, offal, hydrochloric acid, nitric acid, sulphuric or sulphurous acid, lead black, linoleum or oil cloth, matches, pyrexilin or rubber, tar, turpentine or blast furnace, coal, junkyard, distillation of bores, coal weed, drop forages, fat grease lard of fallow manufactures, refining or rendering lout or grist mill, hot rolling mill, tyre recapping, regining or storage above ground of petroleum or other inflammable liquids (except heating fuels), tanning or curing of raw hides and skins, slaughtering of animals, or incineration, reduction, or dumping of dead animals. Garbage or refuse can be housed only when accumulated and consumed on the same premises without emission of odour and storage of fertilizers will be limited to 50 kg while gas (fuel or illuminating) will be limited to three hundred cubic meters.

• **LOFT**

An intermediary floor between two floors on a residual space in a pitched roof, above normal floor level with a maximum height of 1.5m and which is constructed or adopted for storage purpose.

• **MARGIN / SETBACK**

Shall mean ground level space, open to sky, starting from the edge of the building wherein built-up area shall not be permitted, except specifically permitted projections under the regulations.

• **MEZZANINE FLOOR**

Shall mean an intermediate floor with height not more than 2.3m, between two main floors overhanging or overlooking a floor beneath and accessible only from the lower floor. The total floor area of the mezzanine floor should not exceed 1/3rd of the lower area. The floor area of the mezzanine floor shall be considered for calculating the total built up area of the building.

• **MUNICIPAL BOUNDARY**

Shall mean the boundary of Thimphu thromde as defined by the government/competent authority.

• **NEIGHBOURHOOD CENTRE AND CIVIC CENTRE**

Neighbourhood centre and civic centre shall include activities such as community shopping centre, market, office building, cinema, small hospital, playground, swimming pool, town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking lots, and public utility and service buildings such as post office, fire station, police station, and religious buildings.

• **NON-COMBUSTIBLE**

Shall mean not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS: 3808-1966 Method of Test for Combustibility of Building Materials.

• **OBNOXIOUS and HAZARDOUS INDUSTRY**

Means industry, which will create nuisance to the surrounding development in the form of smell, smoke, gas, dust, noise pollution, air pollution, water pollution and other unhygienic conditions.

• **OCCUPANCY OR USE**

Shall mean the principal occupancy or use for which a building, or a part of it, is used or intended to be used, including contingent subsidiary occupancies. Mixed occupancy building are those in which more than one occupancy are present in different portions of the building.

• **OCCUPANCY CERTIFICATE**

Shall mean an official document issued by the implementing authority certifying that the building is safe and fit for occupation for the specified use.

• **OPEN SPACE**

Shall mean an area forming an integral part of the plot or an independent plot, left permanently open to sky.

• **OWNER**

Shall mean person in whose name the land or property is registered as per land records with the T.T. The owner also receives rent for the use of land or building or would be entitled to do so if it were let.

• **PARAPET**

Shall mean a low wall or railing built along the edge of roof or a floor.

• **PARKING SPACE**

Shall mean an area, enclosed or unenclosed, sufficient in size to park vehicles with space for movement. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.

• **PARTITION**

Shall mean an interior, non-load bearing divider wall, not more than one storey or part thereof in height.

• **PERMANENT OPEN AIR SPACE**

Shall mean a permanently open air space with its freedom from encroachment protected by any law or contract which ensures that the ground below it is either a street or permanently and irrevocably appropriated as an open space.

• **PERMISSION**

Shall mean a valid permission or authorization in writing from the implementing authority to carry out development or a work regulated by the regulations.

• **PLINTH**

Shall mean a portion of a building between the surface of the surrounding ground level and the finished floor surface immediately above the ground.

• **PLINTH HEIGHT**

Shall mean the height of the finished floor of the lowest floor level above the natural ground level.

• **PLINTH AREA**

Shall mean the built-up covered area measured at the floor level of the ground floor.

• **PLOT**

Shall mean a piece of land enclosed by definite boundaries fixed by the implementing authority.

• **PORCH**

Shall mean a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building. Construction of porch shall not be included in the coverage.

• **PRECINCT PLAN**

Shall mean a geographical area designated in the approved urban development plan/structure plan for the purpose of regulating land uses within the approved municipal boundary.

• **PROVISIONAL APPROVAL**

Shall mean an approval letter issued for the stocking of materials or excavation of foundation only after verification that the building drawings have been submitted to Thimphu Thromdoo and acquired a registration no. However the final approval shall be availed for start of construction.

• **PUBLIC PURPOSE**

The expression public purpose includes-

- a) The provision of village sites, or the extension, planned development or improvement of existing village sites.
- b) The provision of land for town or rural planning.
- c) The provision of land for planned development of land from public funds in pursuance of any scheme or policy of government, and subsequent disposal thereof in whole or in part by lease, assignment or outright sale with the object of securing further development as planned.
- d) The provision of land for a corporation owned or controlled by the government;
- e) The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by the government, any local authority or a corporation owned or controlled by the government;
- f) The provision of land for carrying out any educational, housing, health or slum/bagos improvement and/or clearance scheme sponsored by the government, or by any authority established by the government, for carrying out any such scheme or with the prior approval of the government,
- g) The provision of land for any other scheme of development sponsored by the government or with

- the prior approval of the government, by a local authority;
- h) The provision of any premises or building for locating a public office, but does not include acquisition of land for companies.

• **PUBLIC UTILITY NOTE/PUBLIC FACILITY/SERVICES BUILDINGS** shall include buildings or works developed or undertaken by the government/semi-government or public undertaking only. It shall include substation, receiving station of the electricity department, building for infrastructural facilities like bus service, water supply, drainage, sanitation, domestic garbage disposal, pumping station, electricity, purification plant, police building, post, telegraph and telecommunication, public urinals, milk supply, public ATM, fire brigade station, ward and zonal offices of implementing authority, taxi, scooter and cycle stand and parking lot, garden, nursery, playground and open spaces, canal, communication network, first aid medical centre, primary health centre, dispensary, library, reading room and religious buildings/places of public worship.

• **PROPERTY**

Shall mean either a business or industrial premise, a single domestic dwelling like a house or an apartment, a building with multiple domestic dwellings, businesses or industries or empty lot.

• **REGISTERED ARCHITECT/ENGINEER/STRUCTURAL DESIGNER/URBAN PLANNER/DESIGNER/DEVELOPER**

Shall mean a person registered by the implementing authority or any other recognized institutions/organizations for the purpose of the regulations as an architect, engineer, structural designer, urban designer, urban planner or developer, under these regulations or any other rules prevailing for the area.

• **RECREATION AND OPEN SPACES**

Shall mean an area primarily intended for active and passive recreational purposes.

• **REFERRAL AUTHORITY**

Shall mean an authority created by the government to which certain aspects of a proposed development may be required to be referred to, and a no objection certificate obtained from, before the implementing authority scrutinizes/examines the proposal for approval.

• **RESIDENTIAL BUILDING**

Shall mean a building used for human habitation including garages and out houses.

• **RESIDENTIAL USE**

Shall mean a use of any building unit for the purpose of human habitation and includes similar activities like hotels, lodges, inns, guesthouses, and hostels.

• **RIGHT OF WAY**

(ROW) shall mean an area reserved for road carriageway, central verge, footpath, roadside drains, avenue plantations and utilities.

• **ROAD/STREET**

Shall mean any public expressway, highway, boulevard, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees and, hedges retaining walls, fences, barriers and railings within the street lines.

• **ROW HOUSES**

Shall mean a row of houses with only front and rear open spaces.

• **STREET-LEVEL OR GRADE**

Shall mean the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid point.

• **SUB-DIVISION**

Shall mean the division of a single plot or building unit into two or more legal parts.

• **SERVICE ESTABLISHMENT**

Is wherein the work done or the machinery installed in such as would render service to the local residents and would satisfy their day-to-day residential needs, and which does not create nuisance to the surrounding development in terms of noise, dust, water and air pollution. It will be subject to the following restrictions:

- i. Power used will be electrical.
- ii. Maximum power used to be 25KW for residential zone and not more than 50KW in commercial zone.
- iii. Maximum floor space occupied will be 50sqm.
- iv. It shall be detached and housed in a shop or a building specially designed for the purpose. Such establishment may be a fuel filling and/or service station, flour mill, bakery, laundry, air compressor unit, electrical motor, optical, watch or musical instrument repair shop, carpentry, book-binding, printing press, paper-cutting, water cooling, and juice extracting unit, black-smithy, vulcanising, motor winding, nut cutting unit etc.

• **SERVICE ROAD**

Shall mean a road/lane provided at the front, rear or side of a plot for service purposes and includes a road/lane provided along a major road or expressway to cater to local traffic.

• **SHOPPING CENTRE OR COMMERCIAL CENTRE**

Shall mean group of shops, offices and/or stalls designed to form market/office complex.

• **SITE DEVELOPMENT**

Means the carrying out of engineering, mining, or other operations, in, over, or under land or water or the making of any material or structural change including demolition of building or reclamation of land or any change in use of the premises and includes redevelopment and layout and subdivision of any land.

• **STAIR COVER**

Shall mean a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather.

• **STOREY**

Shall mean the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

• **TENEMENT**

Shall mean an independent dwelling unit with a kitchen, or a cooking space.

• **TENEMENT BUILDING / OWNERSHIP FLATS**

Shall mean a residential building constructed in a detached manner, or in a semi-detached manner, or as ownership flats in a building unit, each being designed and constructed for separate occupation with independent provision of bath and WC.

• **TRAVEL DISTANCE**

Shall mean the distance from the remotest exit point of a building to a place of safety, be it a vertical, horizontal or an outside exit, measured along the line of travel.

• **TRANSFERABLE DEVELOPMENT RIGHT**

Shall mean a development right to transfer the potential development on a site, designated for public purposes in a structure plan or local area plan. It is expressed in terms of total permissible built space, calculated on the basis of the 'base FAR' allowable on that site/plot, and utilizable by the owner or transferred to someone else, from the present location to specified areas as per the structure plan or local area plan. It is allowable in lieu of compensation for the acquisition of the site/plot, free from all encumbrances, by the implementing authority.

• **URBAN CONTROL ZONE**

Shall mean a defined peripheral area immediately outside the municipal boundary as fixed by the competent authority and restricted for development activities.

• **URBAN PLANNER/DESIGNER**

Shall mean a person with degree or diploma in urban planning/designing from recognized institute, college or university or designated as urban planner/urban designer from the RCSC.

• **UNAUTHORIZED BUILDING**

Shall mean a building or structure which was constructed without sanction from the implementing authority empowered to control building pattern and form.

• **VENTILATOR**

Shall mean an appliance or an aperture which is usually used for the purpose of ventilating a room or space.

• **WATER CLOSET (WC)**

Shall mean a privy with an arrangement for flushing the pan with water, but does not include a bathroom. It shall not be smaller in floor area than one square metre.

• **WATER COURSE**

Shall mean a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and wastewater.

• **WAREHOUSE OR GODOWN**

Shall mean a public or private building, the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose.

• **WHOLESALE TRADE**

Shall mean a business/enterprise, which operates on the basis of buying, receiving, transiting or taking goods from the producers and selling, trading, distributing such goods and products to retailers, convenience shops, etc. but not to the end users. Any trade where 90% of the premises used is for the storage of bulk goods, cartons and crates of goods, disassembled goods or goods to be passed on to retail units or direct sales outlets shall be deemed to be a wholesale trade use/activity.

• **WINDOW**

Shall mean an opening, other than a door, to the outside of a building, which provides all or part of the required ventilation.

• **INTERPRETATION AND MEANING OF EXPRESSION**

The use of present tense includes future tense, the masculine gender includes feminine gender and singular includes plural or vice versa.

SECTION 2A:

Land Development/ Subdivision/ Consolidation and Building Permission

2.0 PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION

No person shall change the use of a land or carry out development without the written permission of the implementing authority.

Provided that no such development permission shall be necessary for the following:

- (i) Carrying out works for the maintenance, improvement or alteration of a building, being works which affect only the interior of the building without altering the structural members of the building or which do not materially affect the external appearance thereof. It includes services such as providing windows, doors and ventilator that do not opening towards other's property, intercommunication door, white washing/painting, retiling, plastering and patch work, re-flooring and replacement of flooring. No built up area shall be added to the existing work without seeking the implementing authority's permission. No exemption shall be available in the case of heritage buildings or structures in heritage precincts.
- (ii) Carrying out the following works in compliance with an order or direction made by an authority under a law for the time being in force:
 - a) Required for the maintenance or improvement of highway, road or public street, and works carried within the boundaries of such highway, road or public street such as repairs, extensions, modifications to existing service installations, culverts, bridges, tunnels, drains, foot over bridges, subways, pavements, pedestrian railings along pavements, medians, etc.
 - b) For the purpose of constructing, laying, inspecting, repairing or renewing drains, sewers, mains, pipes, cable, telephone or other apparatus including breaking open of a street or other land for that purpose.
 - c) Falling in the purview of the operational constructions by government

departments/ bodies, such as water tanks (over head or underground), pumping stations, substations, traffic signals, bus stop shelters, overhead electrical equipment for electrification, etc.

- (iii) Excavating (including) wells made in the ordinary course of agricultural operation, for the construction of a road intended to give access to land solely for agricultural purpose.
- (iv) For an occasional use of land for purposes such as exhibitions, fairs, etc. but shall obtain temporary permission from the implementing authority.

2.1 PROCEDURE FOR LAND DEVELOPMENT/SUBDIVISION/CONSOLIDATION PERMISSION

2.1.1 APPLICATION FOR LAND DEVELOPMENT/SUBDIVISION/CONSOLIDATION PERMISSION

A person or body intending to carry out layout development in or over a land and/or subdivide and/or consolidate land or a building within the limits of the Thimphu Thromde, shall obtain prior permission for the same from the implementing authority by applying on the prescribed form and furnishing all information in forms, formats and plans prescribed under the regulations in place.

The application shall be signed by the legal owner of the plot or authorized signatory. The applicant shall submit signed plans and drawings along with the application as per clause 2.1.2 and pay the requisite scrutiny fees, development charges, betterment charges, and other charges and dues, if any, to be leviable under the regulations.

2.1.2 DOCUMENTS AND PARTICULARS TO BE FURNISHED WITH THE APPLICATION

The following particulars and documents shall be submitted along with the application.

- 1) Copy of the land ownership certificate issued by the TT.
- 2) Copy of the latest site plan certified/issued by the TT (optional).
- 3) Two copies of proposed building drawings. Certificate of the designer(s)
- 4). Full information should be furnished in the form along with the plan. The applicant shall also submit a copy of N.O.C. / clearance from relevant authority as per wherever applicable.

2.1.3 PLANS/DRAWINGS AND SPECIFICATIONS TO BE PREPARED BY CERTIFIED DESIGNER

The plans and particulars prescribed under clause 2.1.2 above shall be prepared by a certified designer.

2.1.4 SCRUTINY FEE

A person or body applying for permission for carrying out development shall with his/its application pay to the implementing authority the scrutiny fees as mentioned in Appendix-5 or as decided by the town committee from time to time.

2.1.5 APPROVAL OF LAYOUT FOR PLOT SUBDIVISION

The approval for the layout and/or subdivision and/or consolidation shall be given only on the completion of all the requisite development on the site, and after inspection and verification of the performance of the services and other common facilities/amenities provided as per the relevant standards and regulations. In case of any changes in the approved layout plan the proposal has to be revalidated by the TT.

2.1.6 REJECTION OF APPLICATION

If the plans and information given do not contain all the particulars necessary to deal satisfactorily with the development permission application, the application shall be rejected.

2.1.7 CANCELLATION/REVOCATION OF APPROVAL

The development permission if secured by a person/body by misrepresentation or by producing invalid documents, such development permission will be cancelled.

COLOUR CODES FOR BUILDINGS

Refer Appendix 4.

COLOR CODE FOR ROOF

The following colors can be applied to the building roof:

- Red
- Green
- Blue
- Brown

2.2 PROCEDURE FOR OBTAINING BUILDING AND OCCUPANCY PERMISSION

A person/firm/body or developer shall not erect a building or carry out additions and alterations or carry out civil construction activity without obtaining a building permit from the implementing authority. A building permit shall be issued only to the legal owner of the land/plot.

However applications for temporary permission involving erection/construction of temporary structures shall be permitted only in specific locations, which would have to be approved, beforehand, upon the payment of fees specified in appendix 5 by the TT.

The procedures for obtaining building permission and also those procedures that are to be followed during construction are different for the two classes of buildings/construction:

- a) Residential structures not more than two floors (ground plus one floor) on sites from 371.6 up to 1000sqm.
- b) More than two floors (ground plus two floors) on site more than 1000sqm and for non-residential uses.

A mechanism for speedier approvals in the case of tier 'a' as above is proposed through a green channel of accredited designers. All building applications shall enclose an ultimate structural capability of the structure statement from the architect/ structural engineer, in terms of total number of floors.

For details of temporary permission refer to clause 2.5

The procedures for the different classes of buildings / constructions are described in the following charts.

Chart showing process of obtaining building permission, and for completion of building construction of residential structures not exceeding two floors (ground plus one) in sites upto 1,000sqm (specifically for green channel)

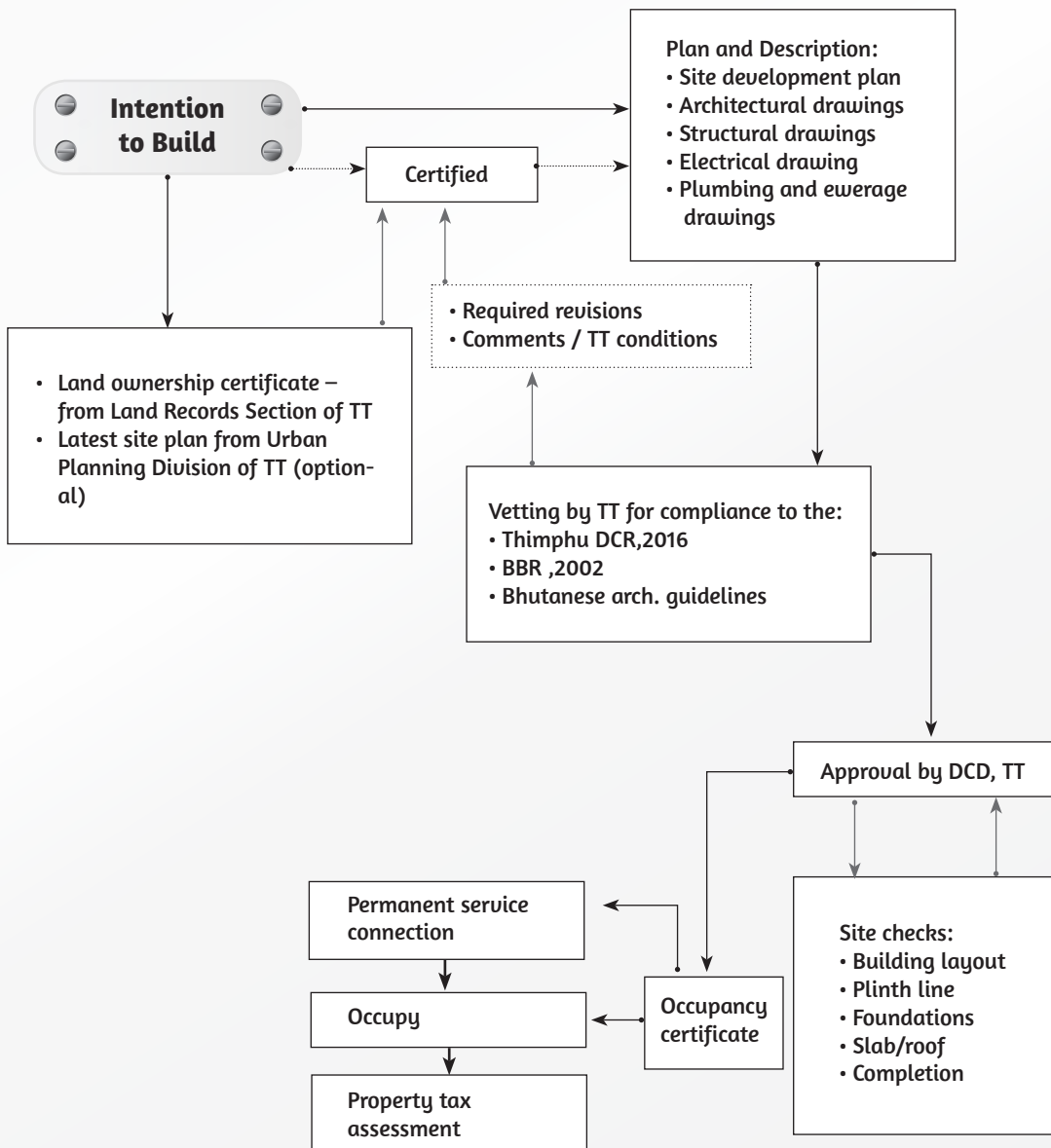
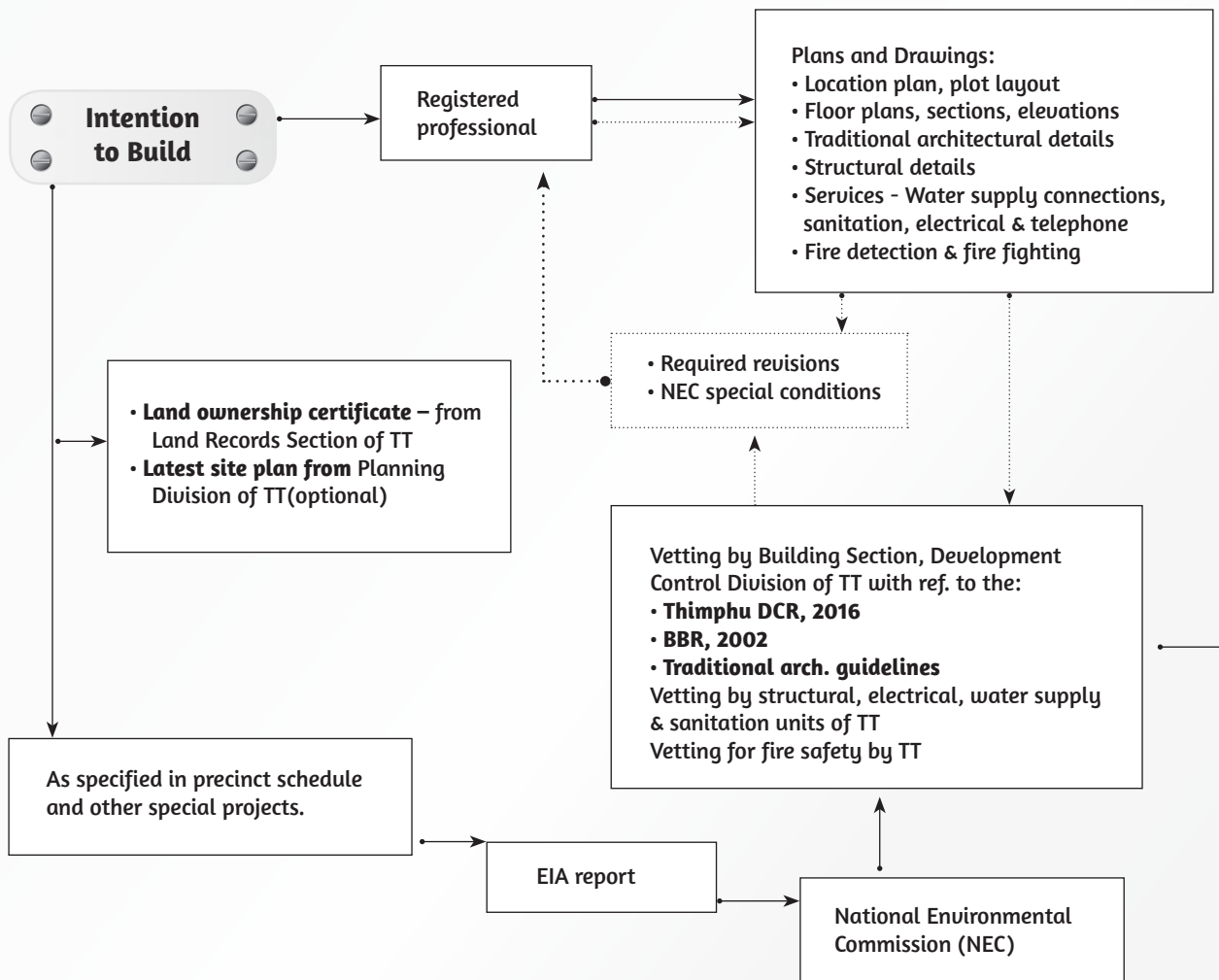
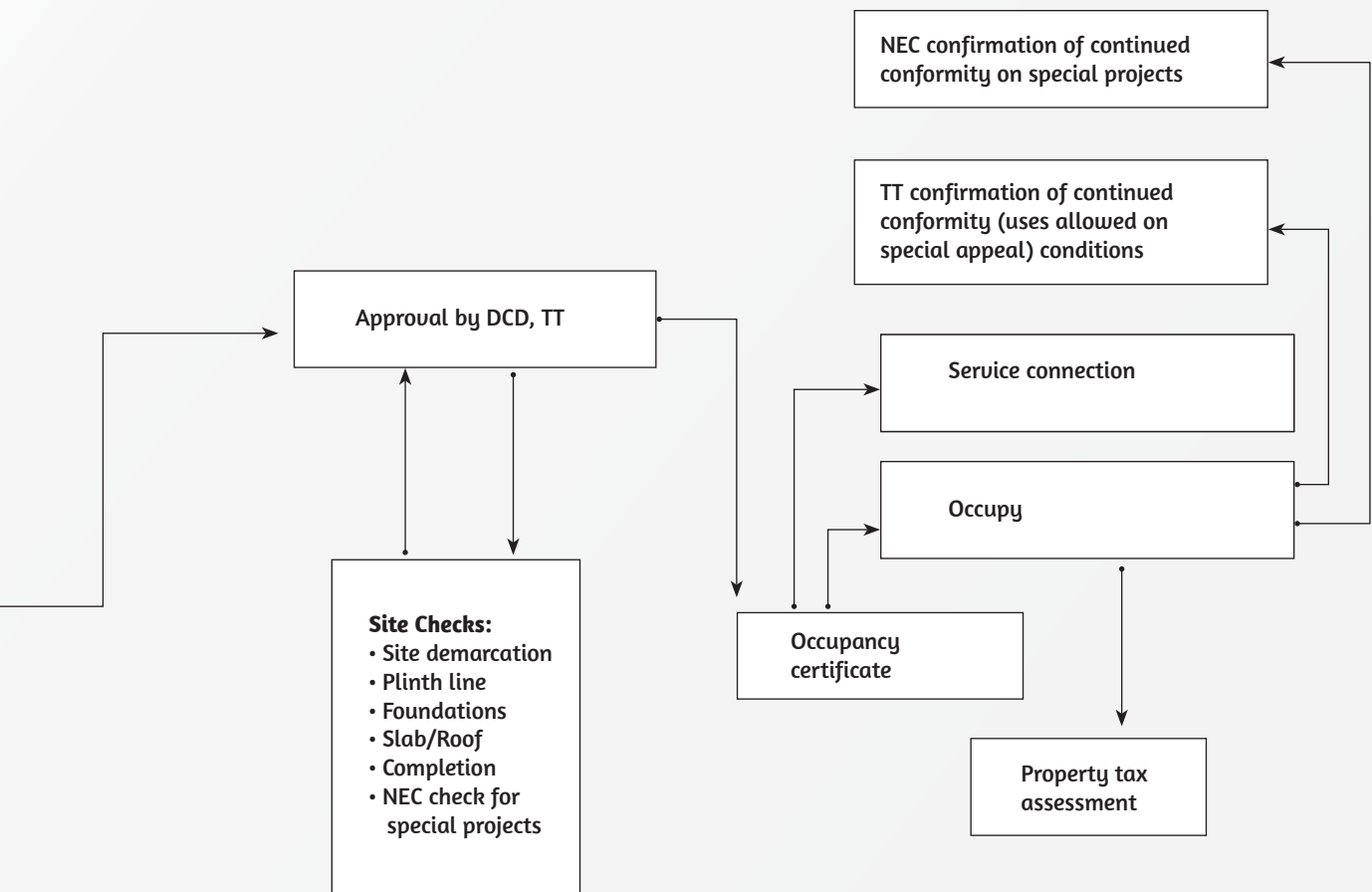


Chart showing process of obtaining building permission, and completion of building construction for construction of more than two residential units/buildings on plots more than 1,000 sqm more than two floors/buildings for non-residential uses/any building more than four floors





2.2.1 APPLICATION FOR BUILDING PERMISSION

A person or body intending to erect a building or carry out additions and alterations to a building or to carry out development as defined in the regulations, in or over land, owned by him/her/it within the limits of the TT shall obtain prior permission the implementing authority. An application on the prescribed form, furnishing all information in the format prescribed under the regulations, which may be amended from time to time by the implementing authority, should be made. The application shall be signed only by the legal owner of the plot or authorized signatory. The applicant shall submit the drawings along with the application as per the clause 2.2.2 below and pay the requisite scrutiny fees, development charges, betterment charges, and other charges and dues if any to be levied under the regulations.

2.2.2 DOCUMENTS AND PARTICULARS TO BE FURNISHED WITH THE APPLICATION

- a) The applicant shall sign only on the application form. The applicants/designer must submit the agreement form (Annex so so).
- b) The forms, plans, sections and descriptions to be furnished under the regulations shall all be signed by each of the following persons:
 1. A person who has prepared the plans and sections with descriptions, and must be a certified designer.
 2. A person who is responsible for the structural design and supervision of the construction, i.e. a registered structural designer or civil engineer.
- c) A person who is engaged either to prepare plan or to prepare a structural design and structural report or to supervise the building shall give an undertaking (accepting full responsibility for all of the above, including liability in case of direct or indirect damages or loss) in the prescribed form.
- d) A person/body who under the provisions of the relevant sections of these regulations is required to furnish to the implementing authority, plans or other documents, shall furnish two copies of such plans and other documents.

One copy of each plan and document shall be returned, on approval, to the applicant duly signed by the implementing authority or authorized officer.
- e) It shall be incumbent on the person/body whose plans have been approved, to submit amended plans for deviation leading to increase in built-up area, FAR, building height or change in plans, he proposes to make during the course of construction of his building work, and the procedure laid down for plans or other documents hereto before, shall be applicable to all such amended plans.
- f) Approval of drawings and acceptance of statements, documents, structural report, structural drawings, progress certificate, or building completion certificates shall not discharge the owner, engineer, architect, structural designer, developer, from their responsibilities, imposed under these regulations and other local laws.
- g) A certificate of structural capability of the building in terms of ultimate number of floors it is designed for, and the soundness of the structural design from the licensed structural designer in regard to the proposed building shall be submitted in the format prescribed under the regulations. He shall also submit the detailed design and plans for office record.
- h) Two copies of the proposed layout plan of the area proposed to be developed shall be submitted to a readable scale.
- i) Two copies of the detailed drawings showing the plans, sections and elevations of the proposed building work to a scale of 1:100 shall be submitted.

2.2.3 PLANS/BUILDING DRAWINGS AND SPECIFICATIONS TO BE PREPARED BY REGISTERED PROFESSIONALS

The plans/building drawings and particulars prescribed under the regulations shall be prepared by a certified designer.

2.2.4 SCRUTINY FEE

The scrutiny fee payable at the time of application shall be as per the rates indicated in appendix-5 or as

decided by the town committee from time to time.

2.2.5 SERVICES AND AMENITY FEES

Permission for carrying out development shall be granted by the implementing authority only on payment of service and amenities fees, as may be decided by the Thromde Tshogdu, from time to time. These fees and maintenance charges shall be revised on review by implementing authority from time to time.

2.2.6 GRANT OF DEVELOPMENT PERMISSION

Grant of development permission shall mean acceptance by the implementing authority of all the requirements of the regulations excluding the following

- a) Easement rights.
- b) Variation in area from recorded areas of a plot or a building.
- c) Structural reports and structural drawings.
- d) Soundness of material specifications used in construction of the building.

2.2.7 VALIDITY OF APPROVALS

The validity of the approved building plan shall be for two years from the date of approval. The construction should start within two years from issue of building permission or revalidated thereafter.

2.2.8 REVALIDATION/RENEWAL

Building permission granted under these regulations shall be deemed to have lapsed, if such development work has not commenced till the expiry of two years (Gregorian calendar) from the date of development permission. The implementing authority may on application, made to it before the expiry of above period, extend the period by a year and charge an amount, which will be fixed by the Thromde Tshogdu.

2.2.9 PROCESS FOR REVALIDATION IN THE EVENT THAT THE DEVELOPER EXCEEDS THE VALIDITY PERIOD OF THE APPROVAL NEEDED:

Approval of layout

The approval of building permission can be given in two stages:

- i. Provisional approval, and
- ii. Final approval

Provisional approval

The provisional approval of the layout plan is the stage which approves the proposed layout plan enabling the commencement of work on the site (stocking of material, foundation excavation after site verification and approval from TT, and labour recruitment) to facilitate preliminary activity related to subdivision and transfer of land, as per the relevant standards and as proposed in the layout plan submitted by the applicant.

Final approval

The final approval of the building permission shall be given only on the completion of all the requisite development on the site, and after inspection and verification of the performance of the services and other common facilities/amenities provided as per the relevant standards. In case of any changes in the approved layout plan the proposal has to be revalidated by the TT.

2.2.10 LIABILITIES AND RESPONSIBILITIES OF APPLICANT LIABILITIES OF THE APPLICANT

Notwithstanding the development permission granted under the regulations, a person/body undertaking any development work shall continue to be, wholly and solely, liable for any injury or damage (direct or indirect) or loss whatsoever, that may be caused to anyone in or around the area during such construction and no liability whatsoever in this regard shall be cast on the implementing authority.

Responsibilities of the applicant

Neither the grant of development permission nor the approval of the plans, drawings and specifications shall in any way, absolve the applicant of the responsibility for carrying out the development in accordance with requirement of these regulations.

2.2.11 REJECTION OF APPLICATION

If the plans and information given as per the regulations do not give all the particulars necessary to deal satisfactorily with the building permission application, it shall be rejected.

On receipt of the application for building permission, the implementing authority after making such inquiry, as it thinks fit, may communicate its decisions granting or refusing permission to the applicant as per the provisions of the Act.

The building permission shall be in the prescribed form and it should be issued by the implementing authority. Every order granting permission subject to conditions or refusing permission shall state the grounds for imposing such conditions or for such refusal.

If in case a drawing gets rejected and a rejection letter is issued to a client, it is the responsibility of the client to make the necessary changes in the drawing and resubmit the drawings within 6 months. However, if the client fails to comply within the given time frame, it would lead to automatic cancellation of the application. TT will thereafter not be held responsible for the loss/misplacement of the drawings.

After the approval sanctioned by TT, the applicant should collect the drawings within 3 months. Failure to comply would result in cancellation of the application. TT will not be held responsible for the loss/misplacement of the drawings.

2.2.12 CANCELLATION/REVOCATION OF APPROVAL

The building permission if secured by a person/body by a misrepresentation or by producing false documents is not valid and such development permission will be treated as cancelled/revoked.

2.2.13 CHANGE OF OWNERSHIP

Building permission granted under the regulations shall be deemed to be suspended/cancelled/revoked in cases of change of ownership, unless the original owner who applied for, and obtained the development approval submits a letter to the implementing authority about the change in ownership. It should have details of the transaction and the new owner must submit an application, duly attaching copies of all the official records of such a transaction and an undertaking that he accepts the transfer to himself, and of all the responsibilities and liabilities of the previous owner relating to the development on the site.

2.3 NO OBJECTION CLEARANCE (NOC) FROM REFERRAL AUTHORITIES FOR CERTAIN PROJECTS

The proposal submitted shall be in conformity with other acts/regulations and shall, wherever applicable submit the NOC, from the respective authorities in conformity with:

- (a) The Department of Power's electricity grid lines and the horizontal and vertical clear distances to be kept open to sky.
- (b) The provisions of Environmental Assessment Act, 2000.
- (c) The provisions of NEC Secretariat's Regulations for the Environmental Clearance of Projects, 2001.
- (d) The conservation/ preservation of monuments and cultural heritage.
- (e) The Department of Industry, Ministry of Economic Affairs, RGoB for the establishment of industries.
- (f) The Department of Trade, Ministry of Economic Affairs, RGoB for the setting up and operation of fuel stations
- (g) The Department of Geology and Mines, Ministry of Economic Affairs, RGoB for the setting up and operation of:
 - a. Quarrying and mining activities on less than 3 hectares
 - b. Mineral exploration for verifying mineral deposits
 - c. Emergency responses to natural disasters/hazards
- (h) The Department of Forestry Services, Ministry of Agriculture, RGoB for :

- a. Surface collection of sand and boulders,
 - b. All other activities governed by the Forest and Nature Conservation Act, 1995 and Rules, 2000 except sections that require NEC's clearance
- (i) The Department of Research and Development Services, Ministry of Agriculture, for :
- a. Farm roads,
 - b. Irrigation channels,
 - c. Activities related to agriculture research and development

2.4 DEMOLITION AND/OR RECONSTRUCTION OF DANGEROUS/UNSAFE/DILAPIDATED BUILDINGS

Wherever it is necessary to demolish a dilapidated/unsafe structure in the interest of public safety, such demolition shall be carried out by the owner wherever so directed by the implementing authority. However if the same is to be reconstructed, it shall be done in conformity with these Regulations with due approval from the Implementing Authority.

2.5 TEMPORARY PERMISSION

Applications for temporary permissions need not be submitted through the registered professional. A scrutiny fee shall be paid as specified in the Appendix 5. These temporary permissions shall be permitted only:

- i) in the case of private premises - temporary sheds to be used for storing construction material/as watchmen's cabin during construction phase.

2.6.1 GREEN CHANNEL CONCEPT

This provision is devised to simplify and expedite the procedure of getting building permission for proposals of a modest scale through certified designers. If all compliances, as laid down in these regulations are made, permission shall be granted within 10 working days failing which construction may be commenced.

- The certified designers themselves shall scrutinize and submit such proposals to the implementing authority.
- The procedure will be applicable only for getting sanction of plan. The site inspections and subsequent certificates such as plinth completion, etc. up to the occupancy certificate shall be obtained as a matter of routine followed in other cases.
- Proposals for residential construction upto 2 floors on plots upto 1,000sqm can be submitted to/through the green channel. The certified designer will examine the proposal in light of these regulations and obtain the necessary permission.
- The owner shall remain fully liable for the work done by the professional selected by him/her.
- The certification of professionals shall be done by the implementing authority or any other recognized institutions/organizations/committee on the basis of the certain criteria laid down by it. Such professionals shall have to get their registration done with the implementing authority.

Criteria for applying through green channel:

- The certified designer should have minimum of 3 years of working experience and should be registered with the Thimphu Thromde.
- The structural designer should be certified with a minimum of 3 years of work experience.
- The electrical engineer should be certified with a minimum of 3 years of work experience.
- Plot size – up to 1,000 sq.m = 10,763.910 sq.ft = 25 decimals
- Height – up to 2 storey
- Primary land use : any type of building use

Registration – steps to get qualified for following Green Channel:

- Registration of designer with Thimphu Thromde to avail the green channel procedure
- The following documents need to be submitted to TT for registration
- CDB registration certificate (for both architects and engineers)
- Registration certificate of structural engineer with TT

- Signing of agreement letter with TT
- Undertaking letter from structural and electrical designer

Procedure for using green channel:

- The certified designer has to first take the latest lag thram of the plot and site plan (optional). Incase the approving authority feels the need of a site plan the owner shall furbish it or should get the location checked and verified from the Urban Planning Division.
- All drawings related to architecture, structural design, electrical, sewerage and water supply will be as per standard procedure followed and submitted for other projects.
- Certification from structural designers/civil engineers certifying ultimate strutral capability of the structure.
- Certification from electrical engineers certifying total load calculation, required to be forward-ed to BPCL for power clearance.
- Green channel certificate (as prescribed by TT).
- The documents so submitted will be registered with the TT and allocated a registration number.
- This will be followed by completing the formalities by TT, i.e. giving an approval within two weeks, failing to do so by TT, the construction can be commenced.
- For layout approvals, the normal procedure will be followed as for any other con-struction, for which the certified architect should be present on the site. Inspections and other approvals will follow the procedure as normally practiced by TT.

Duties and responsibilities (as mentioned in the agreement letter):

- The certified designer will first be required to submit the certificate as prescribed by the TT, mentioning all the details asked.
- The certified engineer will be fully responsible for the structural stability so designed and scru-tinized.
- The certified architect/engineer will also have the responsibility to submit a structural design-ers / civil engineers certificate for ultimate structural capability of the structure as a part of required documents.
- In case of any deviation in design from that scrutinized and submitted to TT, the certified architect/engineer should inform and accordingly resubmit the revised drawings to TT for record and registration, provided it is within the limits as per Thimphu Thromde DCR, 2016, failing to do so TT will have the right to cancel the registration of certified architect/engineer.
- In case, if TT finds that the scrutinized drawings is not as per the DCR's and other prevailing building rules and regulations, the registration of certified architect/engineer, will be liable for cancellation.
- In case of any deviation or non-compliance to DCR, at the time of construction and the own-er/applicant will be penalized as per prevailing rules for regularization.
- Other duties and responsibilities will be as per Thimphu Thromde DCR, 2016.

2.6.2 Priority Channel

The priority channel is introduced to expedite approval for government and institutional building appli-cations. The following terms and conditions will apply:

- For government and institutional structures only.
- Applications through this channel will be approved within a span of 5 working days(excluding BPC clearance time).
- Both architect and structural engineer have to be registered with an architectural and engi-neering firm.
- The application should be submitted through a registered design consultancy firm to be eligi-ble for this channel.

2.7 DEVELOPMENT UNDERTAKEN ON BEHALF OF THE GOVERNMENT

The office-in-charge of a government department shall inform, in writing, to the implementing author-

ity of the intention to carry out development for its purpose along with the plans of proposed development or construction.

- 1) All the development undertaken on behalf of the government shall strictly confirm to these regulations.
- 2) Any government proposal which is not in conformity with Thimphu Structure Plan (its related local area plans and urban design proposals) and these regulations should have prior approval from the competent authority.

SECTION – 2 B:

Procedure during development/building

2.8 PROCEDURE DURING DEVELOPMENT/CONSTRUCTION

- (a) No applicant shall carry out any further work after any of the inspection stages (clause 2.8.6) without an inspection and clearance by the implementing authority.
- (b) The progress certificate shall not be necessary in the following cases:
 - i) Alteration in building not involving the structural part of the building.
 - ii) Extension of existing residential building area provided it conforms to the setback rules and plot coverage shall be allowed.
- (c) On receipt of the progress report certifying that the work has been executed as per the approved plan, it shall be the duty of the implementing authority to inspect, verify and endorse the report.

2.8.1 TEMPORARY SERVICE CONNECTIONS

An applicant with a certified copy of building permit may apply to the respective agencies for temporary connection of services like electricity, water and sewerage.

2.8.2 LOADING AND UNLOADING AND STACKING OF MATERIALS AND EQUIPMENT

The use of a public street/road or a public place for loading and unloading and stacking of materials of construction and construction equipment and excavated materials shall not be allowed, unless permitted by the implementing authority. Material or equipment found on public street/road or public land without prior approval is liable to be confiscated and the owner shall be liable for penal charges.

2.8.3 DOCUMENTS AT SITE

The person to whom development permission is issued shall during construction keep:

- a. Posted in a conspicuous place, at the site for which permission has been issued a copy of the development permission and
- b. A copy of the approved drawings and specification on the site for which the permit was issued.

2.8.4 CHILD LABOUR

It is incumbent that the architect/engineer/site supervisor sees that no under age workers, or children, are present on the construction site, either as employees, guests, or as dependents of legal employees.

A construction activity of a built-up area of 50,00sqm or more, where one or more women are employed, shall provide a crèche or daycare centre for the workers' children.

2.8.5 SAFETY ON SITE

All construction sites must be organized in a manner that the safety of all persons (particularly laborers) on the site, at all times is assured. Every person on the construction site should be well equipped with helmet, boots, gloves, safety belts, first aid kit, etc. On such sites safety barriers will be erected around all chutes, shafts, floor openings and slab edges, etc. All the workers at site should be insured.

2.8.6 INSPECTIONS

Building constructions shall be subject to routine/periodic inspections by the implementing authority or persons/bodies authorized by the implementing authority. In the event of deviation(s) from the approved plan and drawings or any of the conditions noted in this section, the implementing authority shall have the full authority to stop construction.

The implementing authority may, at any time during erection of a building or the execution of work or development, make an inspection there of without giving prior notice of his intention to do so.

- 1) **Inspection at various stages:** The following shall be the recognized stages for progress verification and checking in the erection of a building or the execution of a work:
 - i) Site layout shall be verified and approved by the authorized engineer/building inspector from the implementing authority.
 - ii) Foundation, before casting of footings.
 - iii) Plinth, in case of basement before the casting of basement slab.
 - iv) Each storey shall be inspected before any casting.
 - v) Before roofing.
- 2) A person/body who is empowered/responsible under the regulations shall give to the designated officer of the implementing authority, at least one working day's notice, in writing, of the time at which the work will be ready for inspection. This shall be called the progress certificate. This progress certificate shall be duly filled in and kept with the owner/site engineer and produced at the time of each inspection to be scrutinized and signed/endorsed by the building inspector, before the commencement of the next stage of construction.
- 3) The applicant/developer/owner shall permit authorized officers of the implementing authority to enter the plot for which the development permission has been sought/granted for carrying out development, at any time for the purpose of enforcing these regulations.
- 4) The applicant shall keep a board at site of development mentioning the survey no, city survey no, block no, final plot no, sub plot no, building permit no, name of owner, and name of architect/engineer/developer/owner.
- 5) The building shall also be inspected for fire safety norms as per the fire safety regulations for institutional and public buildings.

2.8.7 DEVIATION DURING CONSTRUCTION/PENALTIES AND FEES

Deviations during construction from the approved building plan shall require prior approval from the implementing authority, and would be approved only if it is in conformity to the regulations. The procedure laid down for plans or other documents shall apply to all such revised (amended) plans.

In case the approval for deviation (which is in conformity to the regulations) is not sought from the implementing authority prior to deviation, penalty shall be paid to the implementing authority as per the following formula:

Amount= Excess area deviated x 1*(prevailing unit area cost of construction, based on current BSR)

Nominal rate is applied when construction or deviation is done without prior approval. However, if the

deviations are in conformity to the development control regulation of the particular precinct such as number of floors, plot coverage, setbacks, parking requirement and in strict adherence to the Bhutanese Architectural Guidelines, then the nominal rates shall apply as per the following formula:

AMOUNT=[(AREA DEVIATED X Nu b 30) +Nu 5,000] X 3

Basement conversion is allowed if it fulfills the following conditions:

1. If the building is approved prior to 2014.
2. If there are adequate parking slots as per the parking requirements of the DCR.
3. If parking is not feasible due to the site conditions.
4. Basement can be converted into habitable space only if there are adequate natural lighting and ventilation as per BBR, 2004.
5. Basement can be converted into habitable space only If there are provisions for fire exit as stipulated in the DCR 2016 and BBR, 2004.
6. If there are proper provisions for drainage and sewerage.
7. An undertaking letter as prescribed by the implementing authority is to be signed before the final approval is given.

Amount= [{Area (sqm) x Nu 46.41} + 10,000]

Attic regularization is allowed only for structures that fulfill the following conditions:

1. If the structure is constructed prior to 2011.
2. If room sizes and height is in adherence to BBR, 2004.
3. If there are adequate natural light and ventilation as per the BBR, 2004.
4. Attic can be converted into full height if it is structural sound and adheres the Bhutanese architectural guideline

Amount= [area (sq.m) x nu. 46.41

Conversion for space below parking slab can be regularized only if it fulfills the following conditions:

1. If the parking slab increase parking slots
2. If the parking slab is at the same level as the road level.
3. Space below parking slab can be converted into habitable space only if there are adequate natural lighting and ventilation as per BBR, 2004.
4. Space below parking slab can be converted into habitable space If there are provisions for fire exit as stipulated in the DCR, 2016 and BBR 2004.
5. If there are proper provisions for drainage and sewerage.
6. An undertaking letter is to be signed as prescribed by the implementing authority and a conditional letter of approval shall be accorded.

Amount= [{Area (sqm) x Nu 46.41} + 10,000]

Note:

1. Internal deviations which does not have structural implications and which are within the setback rules may be approved after resubmission of as-built drawings and upon payment of a lump sum penalty as may be fixed by the Thromde Thsogdu from time to time.
2. Any deviations which are not in conformity to the regulations shall be demolished at the owner's own risks/costs.

Infrastructure damage during construction process:

Any damage to any Infrastructure during the course of the construction shall be the liability of the owner/contractor and shall be repaired/restored at the earliest. If the Infrastructure damage is beyond repair, the owner/contractor shall abide by the fines/penalty imposed by the Thimphu Thromde.

2.8.8 ILLEGAL OCCUPATION OF BUILDING

- (a) Notwithstanding the provision of other laws to the contrary the implementing authority may by written notice, order the whole building or part thereof to be vacated forthwith, or within the time specified in such notice:
 - (i) if such building or part thereof has been unlawfully occupied in contravention of the regulations.
 - (ii) if a notice has been issued in respect of such building, or part thereof, requiring the alteration or reconstruction of works specified in such notice have not been commenced or completed.
 - (iii) if the building or part thereof is in a ruinous or dangerous condition, which are likely to fall and cause damage to persons occupying, restoring to or passing by such building /structures or any other structure or place in the neighborhood thereof.
 - (iv) If the site is in danger of collapsing, due to land slide, or erosion, or flood, or if the site is in danger of stones, boulders, debris, earth falling on it from areas at a higher elevation.
- (b) The reasons for requiring such building or portion thereof to be vacated shall be clearly specified in the notice.
- (c) The affixing of the written notice on the premises shall be deemed a sufficient intimation to the occupiers of the building or portion thereof.
- (d) On the issue of notice, a person occupying the building or portion thereof to which the notice relates shall vacate the building or portion as directed in the notice and no person shall so long as the notice is withdrawn, enter the building or portion thereof, except for the purpose of carrying out a work of reinstatement which be lawfully permitted to be carried out.
- (e) A person who acts in contravention of the above provisions or who obstructs the action taken under these regulations shall be removed from such building or part thereof by the police, which may also use such force as is reasonably necessary to affect entry in the said premises.
- (f) The cost of measures taken under this provision shall be recovered from the owners.

2.8.9 OCCUPANCY CERTIFICATE

The applicant shall obtain occupancy certificate from the implementing authority prior to occupancy or use of development so completed.

The application for occupancy certificate shall include:

- i) In case of any change from the approved plans, (which is permissible within these regulations), a completion report in the prescribed form along with two copies of the as built drawings endorsed by the architect/engineer. It shall also be incumbent on every person who is engaged under these development control regulations to supervise the erection or re-erection of the building, to endorse this completion report. One copy of the as built drawings shall be stamped and returned to the applicant after inspection and approval by the implementing authority.
- ii) A copy of the progress certificate containing all the comments and endorsements of the building inspector at every stage of inspection for new constructions.

In case of occupying the building or part thereof without obtaining occupancy certificate, all service connections shall be disconnected.

On receipt of the application, the building and its premises shall be inspected within one week by the implementing authority to verify that the work has been completed as per the approved building drawings, or if there is a change, permissible within the regulations, approve and endorse the as built drawings submitted along with the completion report. The building inspector shall make the final inspection before the occupancy certificate is issued. Based on this inspection report the occupancy certificate shall be issued.

The implementing authority issuing occupancy certificate before doing so shall also inspect the building for the fire safety provisions (as per the norms) for institutional and public buildings and issue a certificate that necessary requirements for the fire protection (wherever applicable) under these regulations have been fulfilled and if not, the applicant shall be asked to carry out necessary additions, alterations or rectifications

to the satisfaction of the implementing authority before issuing occupancy certificate.

ISSUE OF OCCUPANCY CERTIFICATE

The authority issuing occupancy certificate shall ensure that

- a) Septic tank and soak-pit have been constructed as per standards and are located as per approved plan.
- b) Domestic drains (to collect the rainwater) have been constructed as per standards and are connected and as directed by the municipal corporation.
- c) The completed portion of the building/dwelling unit applied for occupation is fit and safe for occupancy.
- d) Construction debris around the building, and/or on the abutting road, and/or adjoining property is cleared by the applicant.
- f) The planned trees as per the section 4.3 are planted on site or ensure this by taking suitable deposits as decided from time to time for specific period by the implementing authority.
- g) Parking space is properly paved and the layout of parking space is provided as per the approved plans.
- h) Public/ state property damaged during construction are repaired or reinstated to their original condition.

The occupancy certificate shall not be issued unless the required information is furnished by the owner and the site engineer/designer concerned, in the schedule as prescribed by the implementing authority from time to time. The occupancy certificate shall be issued within one week after the receipt of all the required information.

Permanent connection to services like water, sewerage, electricity and telephone to the building shall be given by the respective agencies after issue of occupancy certificate only.

2.9. REVOCATION/CANCELLATION OF APPROVAL

If the construction is not as per the approved building drawings, the implementing authority shall, by written notice, direct the owner to stop further construction. The construction shall be resumed only after approved rectification is carried out to the satisfaction of the implementing authority. In case the owner fails to rectify the deviations which are not acceptable, the implementing authority shall cancel the building permit and disconnect the services.

2.10 DEVELOPMENT WITHOUT PRIOR WRITTEN APPROVAL

2.10.1 If the work requiring the written permission of the implementing authority under the provision of the regulations or other rules, regulation or by-law is done by a person without obtaining written permission and not conforming to the provisions of these regulations it shall be deemed to be unauthorized. The implementing authority shall at any time, by written notice, order the same to be removed, pulled down or undone.

The owner of an unauthorized structure shall be served at least three notices by the implementing authority before the demolition of an unauthorized building:

1. First notice of 15 calendar days failing which
 - a. Reminder notice of 10 calendar days failing which
 - b. Final notice of 5 calendar days failing which the illegal/unauthorized building shall be demolished by the demolition squad.

If the person carrying out such work is not the owner at the time of giving such notice, he shall be liable for carrying out the order of the implementing authority.

A demolition squad shall consist of representatives from the implementing authority, BPC, and Royal Bhutan Police or any other agencies as directed by the competent authority.

2. If such erection or execution is not stopped forthwith, the implementing authority shall remove the person who is directing or carrying on the erection or execution from the premises by the police, and shall take necessary steps to prevent the re-entry of such person on the premises without permission.

3. If the requisitions contained in the order are not carried out by the person or owner within the given period, the implementing authority shall remove or alter such work and the expenses thereof shall be paid by the person or owner as the case may be.
4. Take suitable action against the certified designer, developer and others as specified in the regulations.

2.10.2 In cases where development has already started/commenced on site for which development permission in writing is not obtained from the implementing authority, but where this development on site is in conformity to the provisions of the regulations, the development permission for such work on site without the prior permission may be granted by the implementing authority on the merits of each individual case. For such development works the development shall be regularized by paying the nominal penalty in addition to the scrutiny fee and service and amenities fees.

Table 2.10.2: Rates of regularization fee for development prior to written permission

1. For construction/development of buildings without approval but in conformity to the regulations. The penalty shall be paid to the implementing authority based on nominal rate in addition to the scrutiny and services and amenity fees to TT.

2	All other “open uses” including layout and sub-division of land for which development approval has not been obtained	2 times of the regular fees/charges
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Note: The above table is applicable only if the development without prior written approval is in conformity to these regulations.

2.11. CHANGE OF BUILDING OR PREMISES USE

The applicant shall apply in writing to the implementing authority for conversion of building or premises to other uses or activity. Permission for change of use shall be given only if the building use conforms to precinct use schedule, structural safety of the building and other relevant clauses of the regulations. Change of building use without written permission of the implementing authority shall be regularised on payment of fines only if it conforms to the land use schedule and safety standards. If the building use does not conform to the land use and safety standards it will revert to the original use and the defaulter shall still pay a fine. The fine shall be 20% of the cost of construction of misused floor area.

2.12. CONFIRMATION INSPECTIONS BY NEC AND TT REGARDING SPECIAL PROJECTS SANCTIONED / APPEALS

Developments sanctioned through special conditions / appeals as listed in the precinct sanctions (refer 3.0) shall be liable for inspections by the NEC or the implementing authority for revalidation of the development permission. (Refer to note 4 and 5 under the precinct schedule showing ‘uses permissible’ in designated precincts under 3.0.1).

2.13. PARKING REQUIREMENTS

Table 2.13: Parking requirements

	DESCRIPTION	NUMBER OF VEHICLE PARKING SPACE REQUIRED
1	Residential	(one parking slot for each dwelling unit with three or more bedrooms) One parking slot for two units of two bedrooms or less.
2	Public halls, community centers, non- residential clubs	1 car for every 30sqm of total usable area.
3	Restaurants, bars, and cafes.	1 car for every 15sqm of total usable area.
4	Shops (up to 40sqm clear retail floor space)	1 car for every 40sqm of shop area.
5	Departmental Store or Shopping center	1 car for each 150sqm clear retail floor space
6	Offices	1 car for each 50sqm net usable office floor
7	Theatres and cinema	1 car for every 6 fixed seats of public accommodation or part thereof.
8	Hotels and guest houses	1 for every 4 nos of single rooms, 1 for every 2 nos of deluxe rooms.
9	Hospitals	1 for every 5 beds
10	Industry and/or workshops	1 for each 80sqm usable floor space
11	Warehouses	1 for each 100sqm of usable floor space
12	Vehicles service and repair workshop	5 for each service and/or repair bay

Note:

1. No on-street parking will be allowed for streets identified by the implementing authority (except in core area). Conversion of garages for other uses will not be allowed unless otherwise approved by the implementing authority in conformity to these regulations.

2. For the general public use the municipality or private developers shall provide paid parking spaces according to local area plan for commercial zones. General parking spaces shall be charged as designated by the municipality and according to the charges fixed by the management.

3. 20-30% flexibility on parking requirements maybe provided at the discretion of the implementing authority

4. Parking requirements shall not be mandatory for buildings located in core areas where there is provision or plan for public parking by TT.

2.14 PAINTING

Same as BBR, 2002

2.15 MAXIMUM NUMBER OF STOREYS

The maximum number of storeys of the building shall be as per the precinct regulations mentioned in table no. 3.0.1 and 3.0.2. In case of areas for which local area plans are in place the maximum number of storeys will be governed by the respective local area plans. The number of storeys shall be counted from the lowest natural ground level.

2.16 ARCHITECTURAL CONTROL

Same as BBR, 2002

MINIMUM FLOOR SPACE OF ROOMS IN RESIDENTIAL BUILDINGS

Same as BBR, 2002

CIRCULATION SPACE REQUIREMENTS

Same as BBR, 2002

LIGHT AND VENTILATION REQUIREMENTS

Same as BBR, 2002

ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION

Same as BBR, 2002

VENTILATION SHAFT

Minimum size shall be 250x350mm for two toilets together.

PLINTH HEIGHT

Same as BBR, 2002

FIRE SAFETY

Same as BBR, 2002

ELEVATORS

Elevators in UV1 precinct and plots located in core areas are mandatory for 5 floors and above. Whereas for other precincts it is optional.

GARAGE CUM SERVANTS QUARTERS

Same as BBR, 2002

PORCH

Porch maybe allowed within the setback but it should not compromise the adequacy of parking and it should be constructed within the plot boundary. It will not be included in coverage.

SEPTIC TANK & SOAK PIT

Same as BBR, 2002

SITE DRAINAGE

Same as BBR, 2002

2.16.1 BALCONY AND RABSEY ENCLOSURE

Rabsey maybe enclosed and shall not be included in the coverage. However, the following terms and conditions must be fulfilled;

1. Rabsey must strictly adhere to the Bhutanese Architectural Guidelines with all the complete traditional features
2. Rabsey projections should not exceed 1.2m at any point.
3. Rabsey may be fitted with glass on the inside.
4. Rabsey projection beyond 750mm shall not be permissible where setbacks of 2m has been permitted.

2.16.2 GUIDELINES FOR JAMTHOG ROOF and ROOF CUT-OUT:

1. The proportion for the jamthog shall be minimum of 1/3 and maximum 2/3 of the plinth of the main building. The ratio for length of the jamthog to length of main building should be same as the ratio for the width of the jamthog to width of the main building.
2. The slope of the jamthog roof shall be 10-15 degrees.
3. The maximum height from the main roof to eave of the jamthog roof shall be 900mm.
4. The space within the jamthog roof can be used for keeping water tanks, storage purposes, habitable spaces such as choeshom but it should be interconnected to the lower floor. However, jamthog cannot be used as an independent dwelling.
5. The roof cut-outs shall be 20% of the area of the main roof and it should not distort the existing roof line. The roof cut-outs should not face religious and heritages sites and landmark sites or any other major roads.

2.16.3 WINDOW OPENING

In core areas windows frames should open inward owing to the safety of the pedestrians. Movable ob-

jects such as flower pots should not be placed on window sills and parapets.

2.16.4 NARROW PLOT GUIDELINE

1.0. About the Guidelines

The narrow plot rules and guidelines shall apply only to those narrow plots meeting all the criteria listed below:

- Plots with one side dimension less than 14.5m
- Plots with areas less than 15 decimals (i.e. 607sqm)

2.0. Setbacks in narrow plots

If the plot/s fulfills the requirements the setbacks to be applied are as follows:

- The front setback shall not be less than 3 meters.
- The two side setbacks shall not be less than 1.5/2 meters each.
- Setback on one side shall not be less than 3m in sewer areas (areas where sewerage lines are available) and 5m where sewerage facilities are not available.

3.0. Ground Coverage

Irrespective of whether the plot/s meets the requirements set in 1.0 and 2.0 the percentage of ground coverage allowed shall not exceed the requirements spelled out in the DCR, the local area plan/s, or any amendments approved from time to time unless FAR is adopted.

4.0. Building Heights

The allowable building height shall be a maximum of FOUR floors . However, this height restriction shall apply to plots with area less than 371.6sqm located in LAP.

5.0. Other Requirements

Other requirements which are not spelled out in this rules and guidelines shall be as per the provisions of the DCR, 2016 or the specific regulations of the LAP, wherever applicable.

2.16.5 SETBACK CONTROL

Setback compromise besides the ones mentioned in the particular precinct shall be done under the following conditions.

- A minimum setback of up to 2m on either side of a plot may be kept so as to accommodate/ fulfill parking requirements as per DCR. However the setback compromise shall not be made so as to achieve more coverage unless all other regulations are fulfilled as per the DCR.
- Cantilever projections of 1.2m and rabsey projections beyond 500mm shall not be allowed where 2m setback has been kept unless no immediate adjacent plots exist. The maximum roof overhang shall be limited to 1.8m and provision of gutter in such case is mandatory. The waste water from the gutter should be connected to sewerage connections of the structure.

2.16.6 CONSTRUCTION OF SEMI-PERMANENT STRUCTURE

Any proposal for the construction of semi-permanent structure for ekra wall or mud wall shall have the Setback of 1.5 to 2m. The application with only architectural drawing comprised of one section, plans, elevations and layout will suffice.

2.17 ACCESS FOR THE DISABLED

Same as BBR, 2002

2.18 STRUCTURAL CONTROL

Same as BBR, 2002

2.19 WATER SUPPLY AND SANITATION CONTROL

Same as BBR, 2002

2.20 ELECTRICAL INSTALLATIONS CONTROL

Same as BBR, 2002

2.21 TELEPHONE

Same as BBR, 2002

SECTION – 3:

Precinct Sanctity (regulations on use, building bulk and height)

3.0 LIST OF PRECINCTS DESIGNATED IN THE THIMPHU STRUCTURE PLAN

The following list of precinct categories has been formed so that the city can function in harmony. Each precinct protects a group of human activities from the interfering, or destructive aspects of other human activities. The definition of precincts maintains an ecological balance between nature's order and an order of human activities. Thus each precinct reflects a sphere of human, or natural, conduct. By defining and separating these spheres, the optimum meaning and functionality of each sphere is protected. Just as favourable influences are carried over the city from prayer flags offering ritual protection, the sanctity of precincts offer spatial protection to the people of Thimphu.

With this principle in mind, the following precincts have been defined.

UV-1 Urban Village Core

High density, mixed use precinct

UV-2 (MD) Urban Village Periphery (and its sub-category) Medium and mixed use precinct

UV-2 (LD) Low Density

Low density residential precinct

UV-3 Urban Village Enclave

Temporary settlement precincts

- TV **Traditional Village**
Precincts of traditional villages
- UC **Urban Core**
The Thimphu Town Centre, a precinct of trade and commerce
- UH **Urban Hubs**
To be created in the North and South of Thimphu as major entertainment, transport and shopping precincts
- NN **Neighbourhood Nodes**
Convenience shopping, basic services and amenities precincts for the urban villages
- I **Institutional**
Local, national and international institutions
- H **Heritage Precincts**
Precincts for sacred activities and places of historical importance
- D **Dzong Precinct**
Precinct for the national icon, a symbol of His Majesty the King and His Holiness the Je Khempo
- G-1 **National Open Green Spaces**
Precincts of national importance such as a national sports complex, archery ranges, and exhibition areas, etc.
- G-2 **Green Space System**
Precincts of public assets like parks, gardens, sport facilities and recreation areas
- E-1 **Environmental Conservation Precinct**
Enhancement and protection of Thimphu's fragile ecological legacy
- E-2 **Forest Environments**
Precincts devoted to the natural forest preserves in the "no development zone"
- E-3 **Agricultural Environments**
Precincts characterized by paddy lands, agricultural areas, flood plains, farming activities
- E-4 **Agri-based Environments**
Precincts with 30% and above slopes characterized by orchards, green houses, on-farm food processing and research
- SP **Services Precinct**
Precincts characterized by industrial, heavy maintenance, wholesaling and warehousing. These fall in the proposed "Regional Plan".
- M **Military**
Precincts related to national security. These are proposed at the portals of the National Capital Region.
- R **Royal Uses**
Precincts related to Royal uses
- EN **Endowment for the Future**
Precincts of land whose use determination is deferred to future generations.

3.0.1 THE PRECINCT SCHEDULE SHOWING USES PERMISSIBLE IN DESIGNATED PRECINCTS

The type of development in each precinct shall be regulated as per the following Table of the precinct schedule showing uses. Permissible in the designated precincts.

Sl. no	Designated urban precinct	Uses permissible	Special conditions and restrictions
1	UV -1 Urban village core	<p>High Density, Mixed use precinct apartments and group housing are permitted.</p> <p>Residential, local level retail shops and services, household economic activity and cottage industries not involving use of, or installation of, total machinery driven by more than 10 KW power and which do not create noise, vibrations, fumes, dust, etc. only in independent dwelling units (not in tenement dwellings or flats). All types of residential dwellings including apartments and group housing, professional services, commercial, institutions, etc.</p> <p>a) Household economic activity, light home workshops, and cottage industries not involving use of, or installation of, any machinery driven by more than 10KW power and which do not create noise, vibrations, fumes, dust, etc., only in independent dwelling units (not in tenement dwellings or flats).</p> <p>b) Play fields, gardens, gymnasium, swimming pool, public facilities and utilities, club house, local community hall, etc.</p> <p>c) LPG cylinder delivery center for the domestic consumption only if on a separate plot of at least 1,000sqm with no other use on the premises</p> <p>d) All uses permitted in neighborhood nodes precinct shall be permitted; recreational uses like bars, discothèque, pool rooms and any other night time recreational centers shall not be permitted in buildings accommodating any residential uses.</p>	<p>Min. Plot size – 1,000sqm or as per designated precinct</p> <p>Lift is mandatory for buildings with G+4 storey and above.</p> <p>Entry porch may be allowed but it should not compromise the adequacy of parking and it will not be included in the coverage.</p> <p>Parking slab may be allowed subject to site condition and site visit. No structures shall be erected on parking slab. Parking slab may extend from the building to the plot boundary to facilitate parking only.</p> <p>Spaces beneath the parking slab may be used for storage, commercial and habitable space provided it fulfills the BBR requirements.</p> <p>Side and rear setback spaces, below natural ground level or abutting high natural slope, where there is no adjacent neighbors, spaces may be developed for public amenities or storage facilities only. This shall not come into the calculation of coverage.</p>

Sl. no	Designated urban precinct	Uses permissible	Special conditions and restrictions
2	<p>UV – 2 (MD) Urban Village Periphery</p> <p>UV2- SUBCATEGORY I URBAN VILLAGE PERIPHERY SUB-I UV2- SUBGATORY II URBAN VILLAGE PHERIPHERY SUB-II</p>	<p>Medium Density Mixed Use Precinct</p> <p>Apartments and group housing are permitted. Residential, local level retail shops and services, house-hold economic activity and cottage industries not involving use of, or installation of, total machinery driven by more than 10KW power and which do not create noise, vibrations, fumes, dust, etc. only in independent dwelling units (not in tenement dwellings or flats). Commercial uses like local level retail shops with or internet browsing centre, fast food outlets, canteens, snack bars will be permitted only on the ground floor or maximum of two floors interconnected with the ground floor. Educational institutional buildings, daycare centers, dispensaries, clinics, public facilities and utilities, local community halls and service apartments and TCB standard hotels with boarding and lodging are allowed. Bars, discotheque, pool rooms and any other night time recreational centers and activities contradicting with residential uses would not be permitted. 2% extra coverage may be permitted if lift is provided for G+4 building. Serviced apartments may also be allowed as a high-end residential apartment option but conference and multi-purpose within the building shall be restricted.</p>	<p>Resorts in a minimum of 2,500sqm plot may be permitted. Sports complexes and public utility facilities in a minimum plot area of 4,000sqm.</p> <p>Cinema Halls may be permitted in a minimum plot size of 1000sqm. Side and rear setback spaces, below natural ground level or abutting high natural slope, where there is no adjacent neighbors, spaces may be developed for public amenities or storage facilities only. This shall not come into the calculation of coverage.</p> <p>Entry porch may be allowed but it should not compromise the adequacy of parking and it will not be included in the coverage.</p> <p>Basement construction will be permitted subject to following conditions:</p> <ol style="list-style-type: none"> 1. Parking fulfillment subject to design check and site visit. Dead space may be used for low income housing or storage subject to lighting, ventilation and safety fulfillment as per BBR. 2. To bring the habitable space to natural ground or road level, for this case it may be used for low income housing or storage subject to lighting, ventilation and safety fulfillment as per BBR. <p>Parking slab may be allowed subject to site condition and site visit. No structures shall be erected on parking slab.</p> <p>Parking slab may extend from the building to the plot boundary to facilitate parking only.</p> <p>Spaces beneath the parking slab may be used for storage, commercial and habitable space provided it fulfills the BBR requirements.</p>

Sl. no	Designated urban precinct	Uses permissible	Special conditions and restrictions
3	UV – 2 (LD) Low Density	Low Density Residential Precinct Maximum plot coverage should be 25 %. Only residential uses, resorts, professional services, office spaces, and educational institutes shall be permitted. Any commercial use including retail outlets, shops, ware house and recreational centers shall not be permitted.	<ul style="list-style-type: none"> a. Minimum plot size for uses like, educational institutions and office buildings shall be 1,000sqm. b. Resorts, hotels with boarding and lodging facilities in a minimum of 2,500sqm plot may be permitted.
4	UV – 3 Temporary Settlements Precinct	Existing Bagos and Unplanned Settlements Precincts Temporary settlements schemes, site and services schemes, construction of community WC's and bathing places	Non-residential uses permissible in a residential area may be permitted in a residential dwelling only on ground floor or other floors with separate means of access/staircase from within the building or outside the building, but not within the prescribed marginal/setback space.
5	TV Traditional Village	Commercial activities may be allowed only on ground floor. Bars, discotheque, pool rooms and any other night time recreational centers and activities contradicting with residential uses would not be permitted.	<p>Basement construction will be permitted subject to following conditions:</p> <ul style="list-style-type: none"> 1. Parking fulfillment subject to design check and site visit. Dead space may be used for low income housing or storage subject to lighting, ventilation and safety fulfillment as per BBR. 2. To bring the habitable space to natural ground or road level, for this case it may be used for low income housing or storage subject to lighting, ventilation and safety fulfillment as per BBR. <p>Parking slab may be allowed subject to site condition and site visit. No structures shall be erected on parking slab. Parking slab may extend from the building to the plot boundary to facilitate parking only.</p> <p>Spaces beneath the parking slab may be used for storage, commercial and habitable space provided it fulfills the BBR requirements.</p>

Sl. no	Designated urban precinct	Uses permissible	Special conditions & restrictions
6	UC Urban Core	Town Center Refer Urban Design Guidelines	
7	UH Urban Hub	Entertainment and Shopping Centers All uses allowed in NH cinema hall, multiplexes, shopping centers, food courts, bowling alleys, pool and billiard halls, lodging and boarding houses, hotels, tourism and recreation based facilities. commercial center, public buildings, auditorium, transport terminal for passengers, pathological laboratories, nursing home, hospitals, office buildings, public facilities, public utilities, banks, professional offices, parks, gardens, playgrounds, schools, colleges, educational buildings, training institutes, research institutions, hostels, boarding houses, staff quarters, canteens, sports complex gymnasium, library, assembly buildings including swimming pool, club, stadium, theatre, open space proposed for party and marriage ceremony and amusement and recreation activities, art galleries, exhibition halls, discotheques, bars (in association with eating establishments of 100sqm and over) and residential buildings.	Basement construction will be permitted subject to following conditions: 1. Parking fulfillment subject to design check and site visit 2. To bring the habitable space to natural ground or road level. Parking slab may be allowed subject to site condition and site visit. No structures shall be erected on parking slab. Parking slab may extend from the building to the plot boundary to facilitate parking only. Spaces beneath the parking slab may be used for storage, commercial and habitable space provided it fulfills the BBR requirements.
8	NN Neighbourhood Node	Convenience Shopping / Basic Amenities Retail commercial use such as retail shops, restaurants, hostels, hotels, clinics, convenience shopping, professional offices and establishments (of less than 15 employees), ATMs, crèche/Children's daycare center, pre-primary educational facilities, dispensaries, clinics, public facilities, public utilities, public transportation stops, gardens, etc, bakeries, local libraries, club houses, community halls, service stations with or without petrol pumps, kiosks, taxi stands, vegetable vendors, display areas, neighbourhood pub, bars, discotheques, pool rooms, outdoor cafes and indoor games parlour.	LPG delivery centers and fuel station can be permitted under the fulfillment of all relevant safety norms.

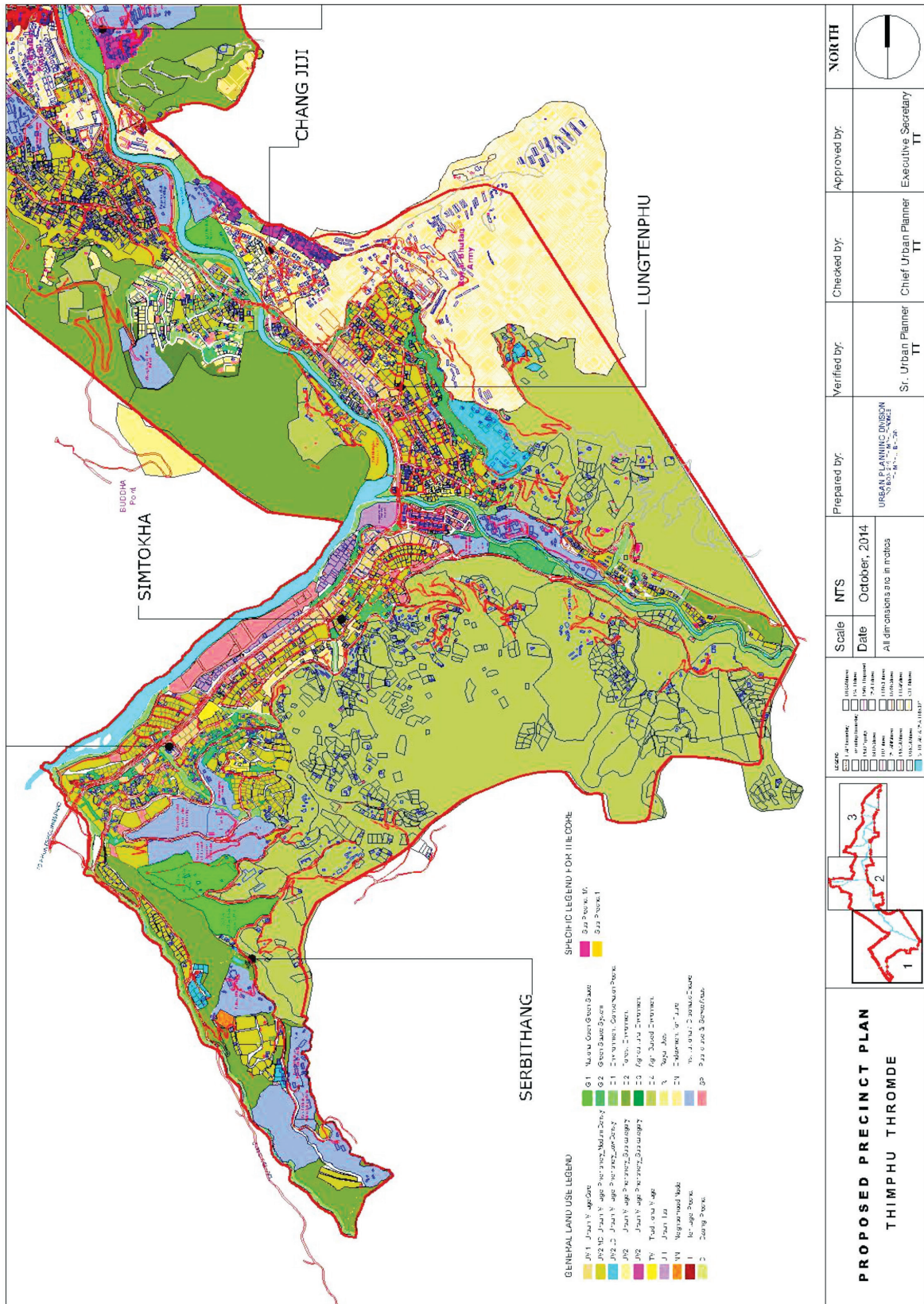
Sl. no	Designated urban precinct	Uses permissible	Special conditions & restrictions
9	I Institutional	Local, National and International Institutions Educational, training, cultural and government institutions, public libraries, museums, art galleries, diplomatic enclave, government offices.	Residential and other activities incidental to the main institutional use, provided not more than 10 % of the site shall be used for such activities. Basement construction will be permitted subject to following conditions: 1. Parking fulfillment subject to design check and site visit. Dead space may be used for low income housing or storage subject to lighting, ventilation and safety fulfillment as per BBR. 2. To bring the habitable space to natural ground or road level, for this case it may be used for low income housing or storage subject to lighting, ventilation and safety fulfillment as per BBR. Parking slab may be allowed subject to site condition and site visit. No structures shall be erected on parking slab. Parking slab may extend from the building to the plot boundary to facilitate parking only. Spaces beneath the parking slab may be used for storage, commercial and habitable space provided it fulfills the BBR requirements.
10	H Heritage Precincts	Cultural and Religious Heritage Spiritual and religious artifacts and places, chortens, mani walls, lhakhangs, prayer wheels, statues, monasteries and activities related to enhancement/protection/ conservation of the heritage structures and/or precincts and permitted/undertaken by or on behalf of the Department of Culture, MoHCA	NOC to be obtained from Department of Culture, MoHCA.

Sl. no	Designated urban precinct	Uses permissible	Special conditions & restrictions
11	D Dzong Precinct	Dzong complex Only activities which enhance the image, use and iconography of the dzong	To be cleared by MoWHS.
12	G- 1 National Open Green Spaces	Precincts of National Importance Open space precincts of national importance such as national sports complexes, archery ranges, national botanical gardens, national zoological parks, memorial parks/gardens, and national level open exhibition areas, etc.	NOC to be obtained from NEC and Council of Ministers.
13	G-2 Green Space System	Public Assets Open space precincts of public assets like parks, gardens, community level/local recreational and sports facilities, etc.	
14	E-1 Environmental Conservation Precincts	<p>Natural reserve and sanctuary, river Basin, Ssreams, rivulets, avi-fauna, fauna breeding places, unique flora and bio-mass preserves.</p> <p>Activities related to environmental enhancement/protection and permitted/undertaken by or on behalf of the National Environment Commission. Existing structures with an approval may be retained, but new development and extension to the old structure (except the above mentioned) is not permissible.</p> <p>Footpaths and cycle tracks, foot-bridges, vegetable and flower gardens, nurseries, landscape elements like lamp posts, benches, gazebos, children's play equipments and litter bins, shall be permitted only beyond 15m of the edge of the Wang Chhu and major streams. Footpaths shall be permitted along the 15m boundary of the rivulets and other streams protection zone.</p> <p>Edge/bank protection works for river and major streams shall be permitted under the clearance from the National Environment Commission and the Nature Conservation Division (NCD).</p>	<p>Certain stretches, which are identified, as not ecologically sensitive will have recreational open spaces like parks, sports facilities and riverfronts, under the clearance from the National Environment Commission and the Nature Conservation Division</p> <p>NOC to be obtained from the NEC.</p> <p>No access road or any service installations to private plots to be permitted through this zone.</p> <p>1.No development or construction shall be permitted within 30m of the edge of the watercourse or the edge of the gullies of Wang Chhu and major stream or such distance as may be prescribed under any other general or specific orders of Royal government or any other authority.</p> <p>2. No development or building construction shall be permitted within</p>

Sl. no	Designated urban precinct	Uses permissible	Special conditions & restrictions
			<p>15m of the edge of all natural rivulets and natural drainage channels or such distance as may be prescribed under any other general or specific orders of government or any other authority.</p> <p>3. Natural landscape features of the river, major streams and rivulets, which includes the natural course of the water feature, banks/edges, soil, vegetation (trees, shrubs and ground covers), rocky outcrops, boulders and any feature or element which is part of the ecosystem or which is considered to be of scenic value should not be damaged or disturbed from its natural state of being.</p> <p>4. Construction of roads, laying of underground cables and other service networks, other structures like high-tension cable pylons, transmission towers and installations of electric substations shall not be permitted within the thirty meters zones of the river and major streams, and the fifteen meters zone of the rivulets.</p> <p>5. Dumping of solid wastes, sewage disposal, washing of vehicles/automobiles or any action considered being as an action of polluting this zone shall not be permitted</p> <p>6. Existing structure can be retained and further development shall not be permitted</p> <p>7. Existing land use, which is considered not to cause impact on the ecosystem, can be retained under the clearance/ no objection clearance from National Environment Commission.</p>

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Sl. no	Designated urban precinct	Uses permissible	Special conditions & restrictions
15	E-2 Forest Environments	Activities related to and permitted / undertaken by or on behalf of the forest department	As per Forest Conservation Act, 1995
16	E-3 Agricultural Environments	Agriculture Agriculture, Horticulture and Forestry	To be cleared by the competent authority.
17	E-4 Agri-based Environments	Allied Agricultural Activities All uses permitted in E-1, E-2 and E-3 agriculture, horticulture, orchards, floriculture, vegetable gardens, facilities for plant tissue-culture, mushroom culture, green houses, cold storage incidental to agriculture and related uses, agro-based research labs, herbal extraction units, dairy farms, poultry farms, herbal based health centres, afforestation. Small scale cottage industries, workshops related to agricultural activity, repair of tools and implements of agricultural use, timber depots, uses pertaining to processing of agro/farm/milk products, institutional uses, vocational training center, ice factory and cold storage, go-downs and warehouses subject to NOC/approval and conditions laid down by warehousing corporation/ FCB/appropriate govt./ semi govt. department, studio, cemetery and burial ground, jail, hospital for infectious and contagious diseases, mental hospital and sanatorium (subject to NOC/approval and conditions laid down by civil surgeon)	Agro based industry, garage and workshop, a) More than one farmhouse structure (may accommodate more than one household) may be permitted provided the minimum area required for each farmhouse structure is 1000sqm. b) Ho c) No sub-division of land shall be allowed for any kind of development including farm houses (2) Percentage of ground coverage shall not exceed 20% of the land area. (3) Height shall be allowed up to ground plus one floor only. (4) Resorts may be permitted for plots with minimum area of 4,000sqm Basement construction will not be permitted but stilt construction may be permitted to facilitate parking based on site condition.
18	Service Precinct	Public utility, public facility, services buildings, Water treatment plant, sewage aerobic & mechanical plants, electric substations, incineration plants, cremation/burial grounds, abattoir/slaughter house, etc.	
19	R Royal Uses	Precincts related to Royal uses.	To be cleared by Royal Secretariat.
20	EN Endowment for the Future	Precincts of land whose use determination is deferred to future generations.	Any development in the endowment precinct should have prior government approval and shall be processed by Thimphu Thromde based on UV-2 precinct regulations.



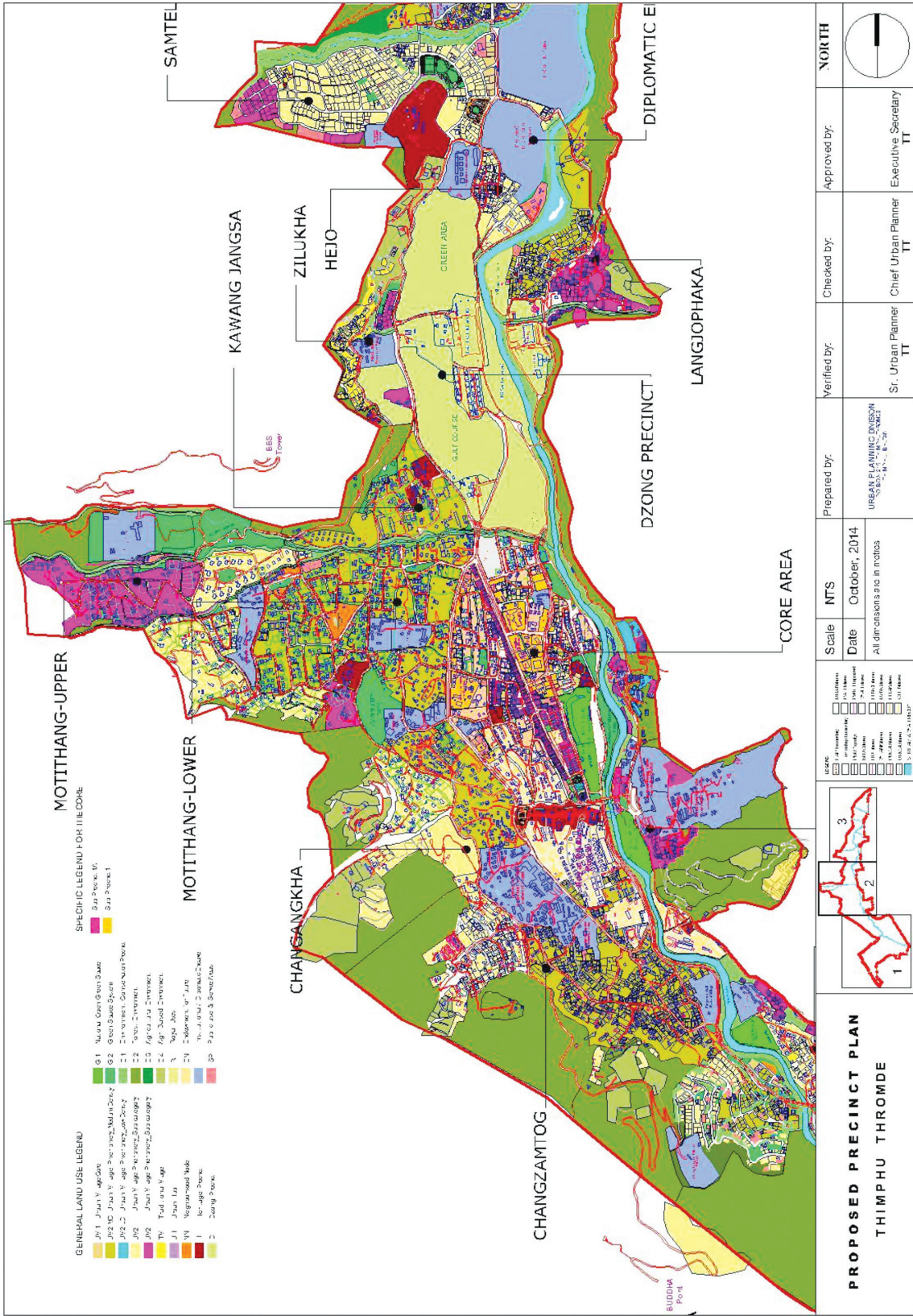


TABLE 3.0.2 THE PRECINCT SCHEDULE SHOWING PLOT SIZES, MAXIMUM PLOT COVERAGES, AND BUILDING HEIGHTS ALLOWABLE IN DESIGNATED PRECINCTS

Dechencholing LAP



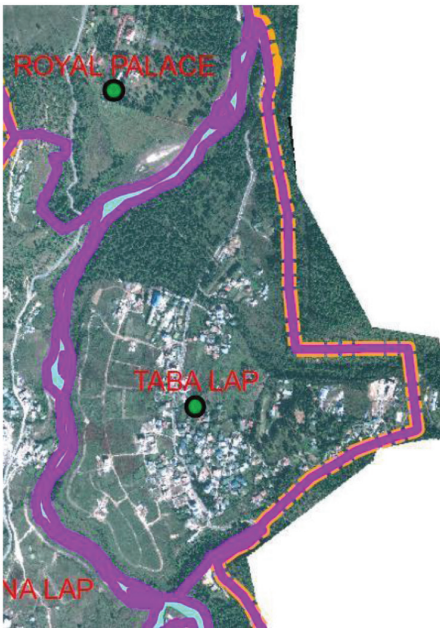
NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules as prescribed in this regulations, and balconies projecting up to 1.2m maybe enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Set back control can be adopted in place of the set back mentioned in the table.

NOTE 2: All permitted proposals within the respective precincts should provide plot level parking spaces as per the parking standard mentioned in the Table 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

For plots abutting the expressway, the minimum front setback shall be 4.5m.

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQM)	(%)	Meter	No. Of Floors
1	UV-1 Urban Village Core	1,000-2,500 2501-5,000 >5,000	40 40 40	2m in the Front ¹ , 3&5 m in the Side ² , 3 or 5 at the Rear ³ (Refer footnotes 1, 2 and 3 below)	4 4 4
2	UV-2 (MD) Urban Village Periphery	100-200 201 - 400 401 - 1,000 1,001-2,500 > 2,500	50 50 50 50 50	3m on three sides and 5m on the side accommodating the septic tank	3 3 3 3 4
3	NN Neighbourhood Nodes	Not applicable	50	3m on three sides and 5m on the side accommodating the septic tank	4
4	I Institutional	Not applicable	50	3m on three sides and 5m on the side accommodating the septic tank	4
5	H Heritage Precincts	As per the guideline of heritage precinct			
6	G-2 Green Space System	-	20	-	2

Taba LAP



NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in this regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.

NOTE 2: All permitted proposals within the respective precincts should provide plot level parking space as per the parking standard mentioned in the Table No. 2.13, parking requirements. Maximum of 1% coverage may be tolerated at the discretion of the implementing authority.

For plots abutting the expressway, the minimum front setback shall be 4.5m.

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-1 Urban Village Core	809-2,500 2,501-5,000 >5,000	50 45 40	2m in the Front ¹ , 3&5m in the Side ² , 3 or 5m at the Rear ³ (Refer footnotes 1, 2 and 3 below)	6 6 6
2	UV-2 (MD) Urban Village Periphery	371.6-1,000 1,001 - 2,500 > 2,500	40 45 50	3m on three sides and 5m on the side accommodating the septic tank	5 5 5
3	NN Neighbourhood Nodes	Not applicable	50	3m on three sides and 5m on the side accommodating the septic tank	4
4	I Institutional	>1,000	30	3m on three sides and 5m on the side accommodating the septic tank	5
5	H Heritage Precincts	As per the guideline of Heritage Precinct			
6	G-1 Green Space System	-	10	-	3
7	G-2 Green Space System	-	20	-	2

Jungzhina LAP



NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in this regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.

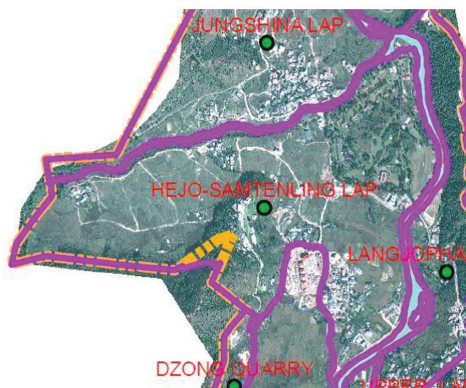
NOTE 2: All permitted proposals within the respective precincts should provide plot level parking space as per the parking standard mentioned in the Table No. 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

For plots abutting the expressway, the minimum front setback shall be 4.5m.

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-1 Urban Village Core	1,000-2,500 2,501-5,000 >5,000	50 45 40	2m in the Front ¹ , 3&5m in the Side ² , 3 or 5m at the Rear ³ (Refer footnotes 1, 2 and 3 below)	6 6 6
2	UV-2 (MD) Urban Village Periphery	371.6-1,000 1,001 - 2,500 > 2,500	40 45 50	3m on three sides and 5m on the side accommodating the septic tank	5 5 5
3	UV-2 Sub Category - I Urban Village Periphery Sub - I	371.6-1,000 1,001 - 2,500 > 2,500	40 45 50	3m on three sides and 5m on the side accommodating the septic tank	4 4 4
4	UH Urban Hub	>371.6	60	3m on three sides and 5m on the side accommodating the septic tank	3+ mezzanine or 4 without mezzanine
5	WS Workshop Precinct	>371.6	60	3m on three sides and 5m on the side accommodating the septic tank	3+ mezzanine
6	I Institutional	>1,000	30	3m on three sides and 5m on the side accommodating the septic tank	6
7	H Heritage Precincts	As per the guideline of Heritage Precinct			

8	G-2 Green Space System	-	10	-	3
9	E-1 Environmental Conservation Precincts	-	-	-	3
10	E-2 Forest Environments	-	-	-	-
11	E-3 Agricultural Environments	-	-	-	-
12	E-4 Agri-based Environments	1000	20	-	2

Hejo-Samtenling LAP



NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in this regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.

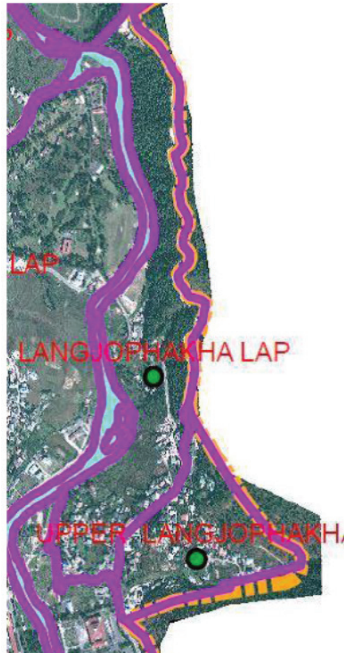
NOTE 2: All permitted proposals within the respective precincts should provide plot level parking space as per the parking standard mentioned in the Table No. 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

For plots abutting the expressway, the minimum front setback shall be

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-1 Urban Village Core	1,000-2,500 2,501-5,000 >5,000	40 35 30	2m in the Front ¹ , 3&5m in the Side ² , 3 or 5m at the Rear ³ (Refer footnotes 1, 2)	5 5 5
2	UV-2 Urban Village Periphery Sub-Category - I	371.6-400 401 - 1,000 1,001 - 2,500 > 2,500	50 50 50 60	3m on three sides and 5m on the side accommodating the septic tank	4 4 5 5
3	UV-2 Urban Village Periphery Sub-Category - II	371.6-1000 1,001 - 2,500 > 2,500	40 45 40	3m on three sides and 5m on the side accommodating the septic tank	3 3 3
4	Traditional Village	371.6 - 400 401 - 1,000 >1,000	60 50 40	3m on three sides and 5m on the side accommodating the septic tank	3 4 4
5	NN Neighbourhood Node	371.6 - 400 401 - 1000 1,001 - 2,500 >2,500	60 50 40 40	3m on three sides and 5m on the side accommodating the septic tank	3 4 5 5
6	I Institutional	>2,500	30	3m on three sides and 5m on the side accommodating the septic tank	4
7	H Heritage Precincts	-	20		As per NCCA recommendation
8	G-2 Green Space System	-	20	-	2
9	E-1 Environment Conservation Precincts	-	-	-	
10	E-4 Agri- based Precincts	1000	20	-	2

4.5m.

Langjophaka LAP



NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in this regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.

NOTE 2: All permitted proposals within the respective precincts should provide plot level parking space as per the parking standard mentioned in the Table No. 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

For plots abutting the expressway, the minimum front setback shall be 4.5m.

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-1 Urban Village Core				
1(a)	Plots to the west of De- chhen lam towards Wang chhu	371.6-1,000 1,001 - 2,500 > 2,500	50 50 50	3m on three sides and 5m on the side accommodating the septic tank	4 4 4
1(b)	Plots to the east of Dech- hen Lam	371.6-750 750 - 2,500 > 2,500	50 50 50	3m on three sides and 5m on the side accommodating the septic tank	3 3 3
2	NN Neighbourhood Nodes	-	50	3m on three sides and 5m on the side accommodating the septic tank	3
3	I Institutional	>2,500	30	3m on three sides and 5m on the side accommodating the septic tank	5
4	H Heritage	-	20		-
5	E-4	1,000	20	3m on three sides and 5m on the side accommodating the septic tank	2



Zilukha LAP and TV

NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in this regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.

NOTE 2: All permitted proposals within the respective precincts should provide plot level parking space as per the parking standard mentioned in the Table No. 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

For plots abutting the expressway, the minimum front setback shall be 4.5m.

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-2 Sub Category - II Urban Village Periphery Sub-II	371.6-1,000 1,001 - 2,500 > 2,500	40 40 50	3m on three sides and 5m on the side accommodating the septic tank	3 3 3
2	Institutional			3m on three sides and 5m on the side accommodating the septic tank	4 4 4
3	Dzong Precinct			3m on three sides and 5m on the side accommodating the septic tank	
4	Traditional village		40	3m on three sides and 5m on the side accommodating the septic tank	3
5	E2 Forest environment			3m on three sides and 5m on the side accommodating the septic tank	
6	E-4		20	3m on three sides and 5m on the side accommodating the septic tank	2

Above Doebum Lam/Royal boulevard above golf course including Kawangjangsa till Kawang Daju, Kawang Damisa, Changanakha and Motithang



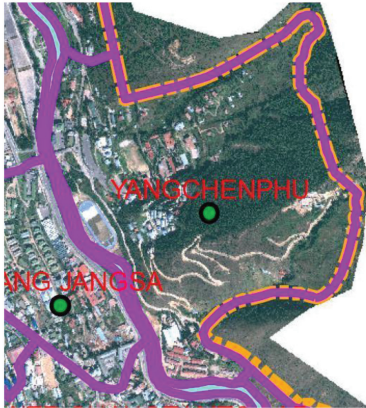
NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in this regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.

NOTE 2: All permitted proposals within the respective precincts should provide plot level parking space as per the parking standard mentioned in the Table No. 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-1 Urban Village Core	371.6- 1,000 1,001-2,500 >2,500	40 45 40	3m on three sides and 5m on the side accommodating the septic tank	5 5 5
1A	UV-2 Sub category Urban Village Periphery Sub- I	371.6-1,000 1,001 - 2,500 > 2,500	40 45 50	3m on three sides and 5m on the side accommodating the septic tank	4 5 5
1B	UV-2 Sub category - II Urban Village Periphery Sub- II	371.6-1000 1,001 - 2,500 > 2,500	40 45 50	3m on three sides and 5m on the side accommodating the septic tank	3 3 3
2	NN Neighbourhood Node	Not applicable	50	3m on three sides and 5m on the side accommodating the septic tank	5
3	I Institutional	>1,000	30	3m on three sides and 5m on the side accommodating the septic tank	5
4	H Heritage Precincts	As per the guideline of Heritage Precinct			
5	G-1 National Open Green Spaces	-	10	-	3
6	G-2 Green Space System	-	20	-	2
7	E-1 Environmental	-	-	-	-

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8	E-2 Forest Environments	-	-		-
9	E-3 Agricultural	-	-	-	-
10	SP Service Precinct	-	-	3	2



Yangchenphug Urban Village

NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in this regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.

NOTE 2: All permitted proposals within the respective precincts should provide plot level parking space as per the parking standard mentioned in the Table No. 2.13, parking requirements. Maximum of 1% coverage maybe

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-2 Sub category - II Urban Village Periphery Sub- II	371.6- 1,000 1,001-2,500 >2,500	40 45 40	3m on three sides and 5m on the side accommodating the septic tank	3 3 3
2	UV-2 (LD) Low Density	371.6-1,000 1,001 - 2,500 > 2,500	25 25 25	3m on three sides and 5m on the side accommodating the septic tank	4 4 4
3	I Institutional	> 1,000	30	3m on three sides and 5m on the side accommodating the septic tank	6
4	H Heritage Precincts	As per the guideline of Heritage Precinct			
5	G-1 National Open Green Spaces	-	10	-	3
6	G-2 Green Space System	-	20	-	2
7	E-1 Environmental	-	-	-	-
8	E-2 Forest Environments	-	-	-	-
9	E-4 Agri-based Environ- ments	1,000	20		2
10	EN - Endowment for the future	No further development shall be allowed			

tolerated at the discretion of the implementing authority.



For plots abutting the expressway, the minimum front setback shall be 4.5m.

Changzamtog LAP

NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in the regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-2 (MD) Urban Village Periphery	<283.2 283.3-371.5 371.6-1,000 1,001-2,500 >2,500	40 40 40 45 40	3m on three sides and 5m on the side accommodating the septic tank	3 4 5 5 5
2	UV-2 Sub category - I Urban Village Periphery Sub -I	<283.2 283.3-371.5 371.6-1,000 1,001-2,500 >2,500	40 40 40 45 50	3m on three sides and 5m on the side accommodating the septic tank	2 3 4 5 5
3	I Institutional	> 1,000	30	3m on three sides and 5m on the side accommodating the septic tank	6
4	G-2 Green Space System	-	20	-	2
5	SP Service Precinct	-	-	3m on all sides	2
6	E-4 Agri-based Environ- ments	>1,000	20	3m on three sides and 5m on the side accommodating the septic tank	2

balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.



NOTE 2: All permitted proposals within the respective precincts should provide plot level parking spaces as per the parking standard mentioned in the Table 2.13, parking requirements. Maximum of 1% coverage may be tolerated at the discretion of the implementing authority.

Changbangdu LAP

NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in the regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the

set back mentioned in the table.

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-1 Urban Village Core	1,000 - 2,500 2,501 - 5,000 >5,000	50 45 40	2m in the Front 3&5m in the Side, 3 or 5m at the Rear	6 6 6
2	UV-2 (MD) Urban Village Periphery	<283.2 283.3-371.5 371.6-1,000 1,001-2,500 >2,500	40 40 40 45 50	3m on three sides and 5m on the side accommodating the septic tank	3 4 5 5 5
3	UV-2 Sub Category - I Urban Village Periphery Sub -I	<283.2 283.3-371.5 371.6-1,000 1,001-2,500 >2,500	40 40 40 45 50	3m on three sides and 5m on the side accommodating the septic tank	2 3 4 5 5
4	NN Neighbourhood Nodes	Not applicable	50	3m on three sides and 5m on the side accommodating the septic tank	3
5	I Institutional	> 1,000	30	3m on three sides and 5m on the side accommodating the septic tank	6
6	G-2 Green Space System	-	20	-	2
7	SP Service Precinct	-	-	3m on all sides	2
6	E-4 Agri-based Environ- ments	>1,000	20	3m on three sides and 5m on the side accommodating the septic tank	2

NOTE 2: All permitted proposals within the respective precincts should provide plot level parking spaces as per the parking standard mentioned in the Table 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

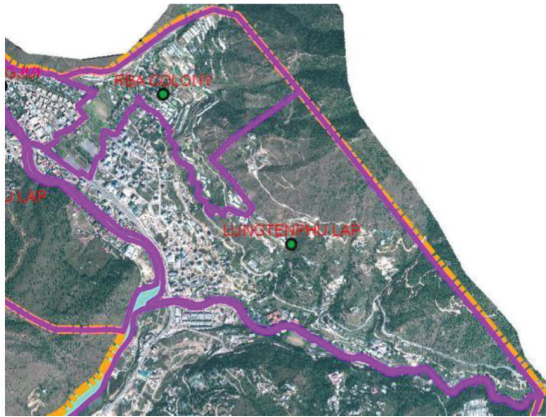


Changjiji Urban Village:

NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in the regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional fea-

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-2 Sub Category - I Urban Village Periphery Sub - I	371.6 - 1,000 1,001 - 2,500 >2,500	40 45 40	2m in the Front 3&5m in the Side, 3 or 5m at the Rear	4 4 4
2	UV-2 (LD) Low Density	371.6 - 1,000 1,001 - 2,500 >2,500	40 45 50	3m on three sides and 5m on the side accommodating the septic tank	3 3 3
3	TV Traditional Village	According to the Urban Design Projects/guidelines framed for each Traditional Villages			
4	I Institutional	> 1,000	30	3m on three sides and 5m on the side accommodating the septic tank	6
5	G-1 National Open Green Spaces	-	10	-	3
6	G-2 Green Space System	-	20	-	2
7	E-1 Environmental	-	-	-	-
8	SP Service Precinct	-	-	3 m on all sides	2

tures but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.



NOTE 2: All permitted proposals within the respective precincts should provide plot level parking spaces as per the parking standard mentioned in the Table 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

Lungtenphu LAP

NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in this regulations, and balconies projecting up to 1.2m may

be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.

	Designated	Plot area	Max. plot Coverage	Setback Front, Side, & Rear	Max. Height
		(sqm)	(%)	Meter	No. Of Floors
1	UV- I Urban Village Core	1,000 - 2,500 2,501 - 5,000 >5,000	50 45 40	2m in the Front 3&5m in the Side, 3 or 5m at the Rear	6 6 6
2	UV-2 (MD) Urban Village Periphery	< 283.2 283.3 - 371.5 371.6 - 1000 1001 - 2500 >2500	40 40 40 45 50	3m on three sides and 5m on the side accommodating the septic tank	3 4 5 5 5
3	UV-2 (LD) Low Density	<283.2 283.3 - 371.5 371.6 - 1,000 1,001 - 2,500 >2,500	25 25 25 25 25	3m on three sides and 5m on the side accommodating the septic tank	2 3 4 4 4
4	TV Traditional Village	According to the Urban Design Projects/guidelines framed for each Traditional Villages			
5	NN Neighbourhood Nodes	Not applicable	50	3m on three sides and 5m on the side accommodating the septic tank	3
6	I Institutional	> 1,000	30	3m on three sides and 5m on the side accommodating the septic tank	6
7	G-2 Green Space System	-	10	-	2

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8	SP Service Precinct	-	-	3 m on all sides	2
9	E-4 Agri-based Environments	>1000	20	3 m on three sides and 5 m on the side accommodating the septic tank	2

parking standard mentioned in the Table No. 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

For plots abutting the expressway, the minimum front setback shall be 4.5m.

Construction around helipad, Lungtenphu

In view of safety parameters of the helipad, plots have been zoned into the following three zones:

1. Zone A- 135 m from the edge of the helipad
2. Zone B- 160 m from the edge of the helipad
3. Zone C- 230 m from the edge of the helipad

Guidelines for Zone A

Designated Precinct	Plot area Sqm	Max Coverage	Setback front, side and rear	Max number of floors	Max Floor to Floor height (m)	Roof Slope (Degree)	Max height from ground till roof ridge (m)	Max Height with Jamtho
UV-1 Urban Vil-lage Core	1,000-2,500	70	1m on front & 3m on side and rear	2	2.75	10	8.2	9.4
	2,501-5,000	70						
	>5,000	66						
Affected plots								
* Note-reference ground floor level should be the same as helipad level								

Guidelines for Zone B

Designated Precinct	Plot area Sq. m	Max Coverage	Setback front, side and rear	Max number of floors	Max Floor to Floor height (m)	Roof Slope (Degree)	Max height from ground till roof ridge (m)	Max Height with Jamtho
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UV-1 Urban Vil- lage Core	1,000- 2,500	70	1m on front & 3m on side and rear	3	2.75	10	11.2	12.4
	2,501- 5,000	70						
	>5,000	66						
Affected plots								
* Note-reference ground floor level should be the same as helipad level								

Guidelines for Zone C

Designated Precinct	Plot area Sqm	Max Coverage	Setback front, side and rear	Max number of floors	Max Floor to Floor height (m)	Roof Slope (Degree)	Max height from ground till roof ridge (m)	Max Height with Jamtho

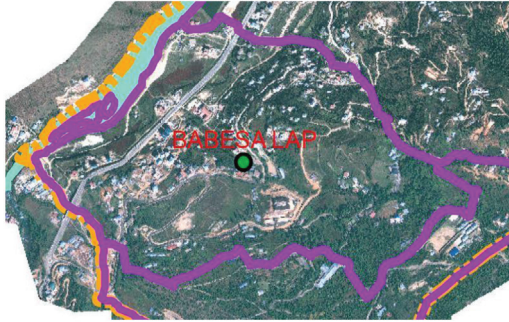
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UV-1	1,000-2,500	70	1m on front & 3m on side & rear	4	2.75	10	14.2	15.4
								
Affected plots								
d be the same as helipad level								

Simtokha LAP

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-1 Urban Village Core	1,000 - 2,500 2,501 - 5,000 >5,000	50 45 40	2m in the Front 3&5m in the Side, 3 or 5m at the Rear	6 6 6
2	UV-2 (MD) Urban Village Periphery	<283.2 283.3-371.5 371.6-1,000 1,001-2,500 >2,500	40 40 40 45 50	3m on three sides and 5m on the side accommodating the septic tank	3 4 5 5 5
3	UH Urban Hubs	<371.6	60	3m on three sides and 5m on the side accommodating the septic tank	3+ Mezzanine or 4 without Mezza- nine
4	I Institutional	> 1000	30	3m on three sides and 5m on the side accommodating the septic tank	6
5	WS Workshop Precinct	>371.6	60	3m on three sides and 5m on the side accommodating the septic tank	3+ Mezzanine
6	G-2 Green Space System	-	20	-	2
7	SP Service Precinct	-	-	3m on all sides	2
8	E-4 Agri-based Environ- ments	>1,000	20	3m on three sides and 5m on the side accommodating the septic tank	2

NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in the regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.



NOTE 2: All permitted proposals within the respective precincts should provide plot level parking spaces as per the parking standard mentioned in the Table 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

Babesa LAP

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-1 Urban Village Core	1,000 - 2,500 2,501 - 5,000 >5,000	50 45 40	2m in the Front 3&5m in the Side, 3 or 5m at the Rear	6 6 6
2	UV-2 (MD) Urban Village Periphery	<283.2 283.3-371.5 371.6-1,000 1,001-2,500 >2,500	40 40 40 45 50	3m on three sides and 5m on the side accommodating the septic tank	3 4 5 5 5
3	TV Traditional Village	According to the Urban Design Projects/guidelines framed for each Traditional Villages			
4	I Institutional	> 1,000	30	3m on three sides and 5m on the side accommodating the septic tank	6
5	H Heritage Precinct	As per guideline of Heritage Precinct			
6	G-2 Green Space System	-	20	-	2
7	SP Service Precinct	-	-	3m on all sides	2
8	E-4 Agri-based Environ- ments	>1,000	20	3m on three sides and 5m on the side accommodating the septic tank	2

NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in the regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control can be adopted in place of the set back mentioned in the table.



NOTE 2: All permitted proposals within the respective precincts should provide plot level parking spaces as per the parking standard mentioned in the Table 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

Serbithang LAP

NOTE 1: Plot Coverage: The maximum permissible plot coverage shall be within the setback rules, as prescribed in the regulations, and balconies projecting up to 1.2m may be enclosed from the first floor with traditional features but it should not be enclosed with brick walls. In the case of commercial buildings, cantilevered balconies shall be allowed only where there are no adjacent plots. Setback control

	Designated	Plot area	Max. plot Coverage	Setbacks Front, Side, & Rear	Max. Height
		(SQ.M.)	(%)	Meter	No. Of Floors
1	UV-2(MD) Urban Village Periphery	<283.2 283.3-371.5 371.6-1,000 1,001-2,500 >2,500	40 40 40 45 40	3m on three sides and 5m on the side accommodating the septic tank	3 4 5 5 5
2	UV-2 (LD) Low Density	<283.2 283.3-371.5 371.6-1,000 1,001-2,500 >2,500	25 25 25 25 25	3m on three sides and 5m on the side accommodating the septic tank	2 3 4 4 4
3	NN Neighbourhood Nodes	Not applicable	50	3m on three sides and 5m on the side accommodating the septic tank	3
4	I Institutional	> 1,000	30	3m on three sides and 5m on the side accommodating the septic tank	6
5	E-4 Agri-based Environ- ments	>1,000	20	3m on three sides and 5m on the side accommodating the septic tank	2

can be adopted in place of the set back mentioned in the table.

NOTE 2: All permitted proposals within the respective precincts should provide plot level parking spaces as per the parking standard mentioned in the Table 2.13, parking requirements. Maximum of 1% coverage maybe tolerated at the discretion of the implementing authority.

3.0.3 A: THE DEVELOPMENT AND URBAN DESIGN GUIDELINES FOR THE URBAN CORE PRECINCT FOR PLOTS LOCATED BETWEEN DOEBUM LAM/ROYAL BOULEVARD AND CHOGYEL LAM (CORE AREA)

PARAMETERS	URBAN CORE
1. Maximum plot coverage permitted for plots with an area equal and above 1,000sqm	Sixty Five percent (65%)
1a. Maximum plot coverage permitted for plots between 371.6sqm and 999sqm (valid for existing plots only).	Sixty percent (60%)
1b. Maximum plot coverage permitted for plots between 223.04sqm and 371.6sqm (valid for existing plots only).	Fifty Five percent (55%)
1c. Maximum plot coverage permitted for plots below 223.04 sqm (valid for existing plots only).	Fifty percent (50%)
2. Permitted building height in terms of floors for plots with an area equal or above 371.6sqm.	Six
3. Permitted building height in terms of floors for area less than 223.04sqm	Five
4. Permitted minimum setbacks Front set back (in meters)	1.5m or follow building line of adjacent buildings
Side setbacks for plots with an area equal or above 1,000sqm	Minimum permitted side set back should be 3m on both the sides of the building
Side setbacks for all plots with an area less than 1,000sqm	Minimum permitted side set back should be 2m on both the sides of the building
Rear (in meters)	3m for sewerred areas and 5m for unsewerred areas

Uses permitted on other setbacks (other than front setback)	<p>1. Five meters set back on one side will act as a space for driveways and basement parking ramp.</p> <p>2. Shall be used for landscaping with shrubs and trees</p> <p>3. Two wheeler parking shall be allowed on the side set backs.</p> <p>4. Landscaping, parking for two wheelers, base-ment parking ramps, driveways, septic tanks and generator rooms shall be permitted in the rear set back space.</p> <p>5. No building element other than traditional elements permitted in Traditional Architectural Guidelines, should project into the setback space from the building facades.</p>
5. Maximum allowed roof projection.	Two meters on all sides from the building line.
6. Boundary wall	<p>1. Boundary wall, or any type of fencing, will not be permitted on the road facing sides.</p> <p>2. The height of the boundary wall should not exceed 1.5m from the plinth level and no boundary shall be opaque.</p>

<p>7. Permitted building uses for plots equal to or above 371.6sqm.</p>	<p>Permitted activities include large commercial uses such as shopping complexes and centers, retail shops, departmental stores, restaurants, cinema halls, multiplexes, shopping centers, food courts, bowling alleys, pool and billiard halls, lodging and boarding houses, hotels, tourism and recreation based facilities are allowed. Commercial centers, public buildings, auditoria, petrol pumps, transport terminals, nursing homes, hospitals, office buildings, public facilities, public utilities, banks, professional offices, schools, colleges, educational buildings, training institutes, government and semi-government buildings and their activities, autonomous bodies and public sector undertaking buildings and activities, non-governmental organization buildings, registered charitable trust buildings and educational, medical, health, religious and public welfare activities, tourist units as recommended by the tourism corporation, and bars, will be allowed.</p> <p>Other permitted activities include institutions hostels, boarding houses, staff quarters, canteens, sports complexes, gymnasium, libraries, assembly buildings including swimming pools, club, stadium, theatre, and open spaces proposed for party and marriage ceremonies and amusement and recreation activities, art galleries, exhibition halls, discotheques, and bars.</p> <p>Side and rear setback spaces, below natural ground level or abutting high natural slope, where there is no adjacent neighbors, spaces may be developed for public amenities or storage facilities only. This shall not come into the calculation of coverage</p>
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Note: parking requirements shall not be mandatory if the plot abuts public parking space in Core area.

3.0.3 B: SPECIAL DEVELOPMENT AND URBAN DESIGN GUIDELINES FOR PLOTS ABUTTING THE ROYAL BOULEVARD

PARAMETERS	GUIDELINES	COMMENTS
1. Minimum developable plot size permitted for subdivision	1,000sqm minimum plot area after sub-division should not be less than 1,000sqm.	
2. Minimum developable plot size	All existing plot having an area equal to or above 371.6sqm would be permitted for development.	To ensure a uniform height and character along the Royal Boulevard.

3. Permitted building height in terms of floors	<p>1. For plots to the west of Royal Boulevard, a maximum building height of five stories (G+4) would be allowed, and for those to the east of The Royal Boulevard, a maximum building height of five stories (G+4) from the Royal Boulevard level would be allowed.</p> <p>Floors below the Royal Boulevard level up to the lower natural ground level would be permitted as additional developable floors and should fulfil the additional parking requirements generated by these floors as specified in these regulations. Lifts are mandatory for buildings for five floors.</p>	To ensure an appropriate facade width to height ratio and also an appropriate plot area to built area ratio.
4. Colonnade	Minimum 1.5m wide (CLEAR) one storey high colonnade only on the Royal Boulevard facing side.	1. To allow for shaded areas as an important component of the public domain.

Note: 1) The development guidelines on plot coverage, setbacks, plot coverage, maximum allowed roof projection, boundary wall, building use, architectural guidelines, and parking will remain same as proposed for urban core.

3.0.3 C: DEVELOPMENT AND URBAN DESIGN GUIDELINES FOR PLOTS UNDER SUB-PRECINCT- I - A

(All plots located along the western side of Norzin Lam, plots along Wogzin Lam, plots abutting Chang Lam upto the drain north of Mendalaya meat shop, all plots along Norzin Lam towards the east up to the Druk Shopping complex.)

PARAMETERS	GUIDELINES
1. Minimum plot area permitted for development (in square meters)	223.04sqm for all existing plots directly abutting Norzin Lam Note: No further subdivision of plots will be allowed within this sub-precinct.
2. Permitted Building Height in terms of Floors.	<p>1. Total permitted number of floors for plots of area less than or equal to 371.6sqm will be five (ground floor, plus four upper floors including).</p> <p>2. Total permitted number of floors for plots of area greater than 371.6sqm will be Six (ground floor, plus five upper floors including basement floors)</p> <p>3. Total permitted number of floors for all plots sizes located towards north of milk booth junction will be only Five floors. (ground floor, plus four upper floors).</p>

3. Permitted Minimum Set Backs	<p>1. Front side setback : 1.5 or existing building line as per BBR.</p> <p>2. Side setbacks : 2m</p> <p>3. Rear Setback : 3m for areas connected to public sewer areas and 5 metres for plots with septic tanks.</p> <p>The permissible development on the side or rear set back spaces may be used for public amenities provided there is no thoroughfare.</p>
4. Maximum Permitted Roof Projection	1.5m
5. Parking: The building owners should buy the number of four and two wheeler parking spaces required as per the parking standards mentioned in Planning Standards for Urban Settlements in Bhutan, as public parking rights.	
6. Additional Free Air Rights: (Applicable only after pedestrainization of Norzin Lam)	<p>1. Free air rights would be allowed only at the first floor level, to a depth of 4m and to a length of 1.5m more than the full width of the facade of the building facing Norzin Lam. This would be allowed from the plot line over public domain only on the Norzin Lam facing side.</p> <p>2. Similar free developable space, would be allowed on both the sides of the building, to a depth of 1.5m and length of 2m from the building edge facing Norzin Lam.</p>
7. Colonnade (Applicable only after pedestrainization of Norzin Lam)	Minimum 4m wide one storey high colonnade only on Norzin Lam facing side (below the free additional first floor space).
8. Projections (applicable only after pedestrainization of Norzin Lam)	<p>1. First floor level (G+1) built projection is compulsory over the public domain for a width of 4 meters only on Norzin Lam facing side.</p> <p>2. No building element other than traditional elements permitted to project into the setback space, as outlined in the Traditional Architectural Guidelines.</p>
9. Development on setbacks	Side and rear setback spaces, below natural ground level or abutting high natural slope, where there is no adjacent neighbors, spaces may be developed for public amenities or storage facilities and commercial use only. This shall not come into the calculation of coverage
10. Basement requirements	<p>Basement construction will be permitted subject to following conditions:</p> <p>1. parking fulfillment subject to design check and site visit</p> <p>2. Subject to written consent from adjacent plot owners.</p>
Note: 1. The Development Guidelines on Colonnade, Building use and Architectural Guidelines will remain same as proposed for Urban Core.	

3.0.3 C: DEVELOPMENT AND URBAN DESIGN GUIDELINES FOR PLOTS UNDER SUB-PRECINCT- I - A

(All plots abutting Chang Lam from Plot no CORE 165 till CORE 195 and Plots along Kuendey Lam located at Sunday Market)

PARAMETER	GUIDELINES
1. Minimum plot area permitted for development (in square meters)	223.04 sqm for all existing plots directly abutting Chang Lam. Note: No further subdivision of plots will be allowed within this sub-precinct.
2. Permitted building height in terms of floors	1. Total permitted number of floors for plots of area less than or equal to 371.6sqm will be five (ground floor, plus four upper floors). 2. Total permitted number of floors for plots of area greater than 371.6sqm will be six (ground floor, plus five upper floors)
3. Permitted Minimum Set Backs	1. Front side setback : 1.5m or existing building line as per BBR. Front setback may be developed for sit out and eateries or coffee shops. No structures including walls are not permitted except for dining and landscaping. They should follow the existing developed line. 2. Side setbacks : 2m rear setback : 3m for areas connected to public sewer areas and 5m for plots with
4. Maximum Permitted Roof Projection	1.5m
5. Parking: The building owners should buy the number of four and two wheeler parking spaces required as per the parking standards mentioned in Planning Standards for Urban Settlements in Bhutan, as public parking rights.	
Note: 1. The development guidelines on colonnade, building use and architectural guidelines will remain same as proposed for Urban core	

GUIDE LINES FOR TRADITIONAL VILLAGE

- Exterior walls have to be finished with either;
 - Mud plaster or
 - Stone cladding
- Rabseys should be made of timber and all traditional features must be made of timber.
- Balconies and projections should be incorporated with complete traditional Bhutanese architectural features.
- Gable roof should be used and all exposed members should be of timber material.

5. Timber shingles should be placed on top of CGI sheets.

FLOOR AREA RATIO

Shall mean the ratio of the buildings total floor area to the size of the plot upon which it is built. FAR shall apply as an alternate to plot coverage if the maximum no. of floors is not achieved.

$$\text{FAR} = \frac{\text{Total built up area}}{\text{Total plot area}}$$

Precinct schedule showing plot sizes, Floor Area ratio and building heights allowable

Sl. No	DESIGNATED PRECINCT	PLOT AREA	MAX FAR	MAX. HEIGHT & COVERAGE				
		Sq. m		No. of Floors Coverage				
1	UV-1 Urban Village Core	1,000-2,500	3.00	6 50%	5 60%	4 75%	1-3 100%	N/A
		2,501-5,000	2.75	6 45%	5 54%	4 67.5%	1-3 90%	N/A
		>5,000	2.50	6 40%	5 48%	4 60%	1-3 80%	N/A
2	UV-2 MD Urban Village Periphery	371.6-1,000	2.00	5 40%	4 50%	3 67%	1-2 100%	N/A
		1,001-2,500	2.25	5 45%	4 56%	1-3 75%	N/A	N/A
		>2,500	2.00	4 50%	4 50%	3 67%	1-2 100%	N/A
3	UV-2 Sub Category	371.6-1,000	1.60	4 40%	3 53%	1-2 80%	N/A	N/A
		1,001-2,500	1.80	4 45%	3 60%	1-2 90%	N/A	N/A
		>2,500	1.60	4 50%	3 53%	1-2 80%	N/A	N/A
4	UV-2 Sub Category 2	371.6-1,000	1.20	3 40%	1-2 60%	N/A	N/A	N/A
		1,001-2,500	1.35	3 45%	1-2 67.5%	N/A	N/A	N/A
		>2,500	1.20	3 40%	1-2 60%	N/A	N/A	N/A
5	UV2-LD Low Density	371.6-1,000	1.00	4 25%	3 33%	2 50%	1 100%	N/A
		1,001-2,500	1.00	4 25%	3 33%	2 50%	1 100%	N/A
		>2,500	1.00	4 25%	3 33%	2 50%	1 100%	N/A

	Urban Core	<223.04	2.40	6 40%	5 48%	4 60%	1-3 80%	N/A
		223.04-371.6	2.40	6 40%	5 48%	4 60%	1-3 80%	N/A
		371.6-999	2.70	6 45%	5 54%	4 68%	1-3 90%	N/A
		>1,000	3.00	6 50%	5 60%	4 75%	3 100%	N/A

Note: Setbacks and parking requirement (as per clause 2.1.3) shall remain the same as per the regulations.

FAR=0.5-1.0. Tiny developed areas. Suburban and rural areas

FAR=1.0-1.5. Medium density. Mixed use.

FAR=1.5-3.0. Walkable urbanism and healthy transit. Quaint, enclosed spaces. Mid-town and urban core. High density. Commercial area.

3.1 TREE PLANTATION

Tree plantation at the rate of one tree for every 100sqm of land, shall have to be undertaken and maintained in all sites (Not compulsorily in sub-precinct 1A of urban core precinct only).

3.2 COLLECTION AND DISCHARGE OF STORM WATER

Every site development should include:

- A) Channels at the lower elevation/ level of the site which discharges rainwater runoff into public storm water drains.
- B) There shall be an underground water collection cistern at the lower portion of the site to store rainwater. It shall have the capacity for every 50sqm of land coverage of the site, a volume which can store 150 litres of water, collected from the site run-off.

This water shall be used for landscaping, car washing and other non-potable uses.

3.3 VERTICAL EXTENSION:

Vertical extension (addition of floors to an existing structure) of the existing building would be permitted only upon satisfying the following requirements.

1. The application for the vertical extension should include the building permit and the approved drawings of the existing building, submitted along with the proposed drawings for the vertical extension.
2. The application for vertical extension shall be processed only if the existing building was strictly constructed as per the approved drawings. If the attic of the existing building is currently being used as a habitable floor, the application shall be rejected.
3. The total built-up area (plinth area X number of floors) of the building should be within the maximum permissible built-up area, achieved by multiplying the maximum plot coverage and maximum number of floors, permitted under the respective precincts mentioned for the respective plot sizes as per the Thimphu DCR.
4. The parking requirements for the proposed additional built-up area should be fulfilled as per the parking standard mentioned in table no. 2.13, parking requirements.
5. Structural stability of the existing structural system should be proven to be adequate to accommodate the proposed vertical extension or additional floors (while complying with the current Building Code of Bhutan).
6. The structural elements are retrofitted to adequately carry the additional weight provided the additional floor is within the DCR.

3.4 BETTERMENT CHARGES

Betterment charges would be collected for areas within the local area plan, under land pooling but where physical pooling is not feasible totally. The charges would be equivalent to the land that would be contributed in correspondence to percentage of pooling of that particular LAP. If that particular area/plot does not have any direct vehicular access then the percentage of land contributed to access road shall be deducted from the overall pooling percentage. These charges would be applicable for areas within LAP, which are partially pooled and the betterment charges shall be applied based on the remaining percentage of pooling.

The rate considered for calculating betterment charges would be as per Land Compensation Rate, 1996.

3.5 EXISTING NON-CONFORMING USES

A lawful use of land existing prior to the notification of the Thimphu structure plan of which these precinct sanctions forms a part and which do not conform to the designated precinct sanctions, shall be permitted to continue, subject to the condition that no extension, modification, extension, or intensification of the non-conforming use shall be permitted. The existing use (structures) will continue but once the structure is demolished no further development/ redevelopment shall be allowed.

Uses like workshops, sawmills, etc. shall be allowed to continue operations for a minimum of five calendar years from the date these precinct sanctions become operational.

3.6 REDEVELOPMENT / RECONSTRUCTION OF DILAPIDATED / UNSAFE BUILDINGS

In the case of proposals involving redevelopment/reconstruction of dilapidated/unsafe buildings, the maximum allowable total built-up area shall be equal to the total built-up area legitimately consumed or the base total built-up area allowable under these regulations, whichever is more. Buildings with uses that do not conform to those permissible in the precinct shall be permitted to be reconstructed only if its intended future use is permitted by the implementing authority and according to the regulations of the precinct in which they fall.

If the structures are found to be unsafe, or not fit for habitation the implementing authority shall pull down the structure as per the BBR, at the cost of the owner.

SECTION – 4

Land development and subdivision regulations (general planning requirements)

4.0 DEVELOPMENT OF LAND

For undertaking land development that includes layout/subdivision/consolidation of land/plots, and/or building activity, the application (refer section 2.1 of the regulations) shall comply with the following planning requirements of the regulations. A preliminary approval will be given if the application complies with these requirements, on the basis of which the applicant may start the site development.

Final approval shall be given only on the fulfillment of the requirements under the regulations on the site.

4.1 REQUIREMENTS OF SITE

4.1.1 MEANS OF ACCESS

Subdivision of a land into smaller parcels for developing a layout or for construction of building/s shall not be permitted unless it derives access from an authorized and developed street/means of access, prescribed in the regulations (section 4.1.3, and 4.2.1). This implies that land locked/trapped sites shall not be sub-divided.

4.1.2 ACCESS FROM HIGHWAYS/IMPORTANT ROADS

In case the land proposed to be developed abuts a highway or an important primary road, the access to the land shall be regulated such that:

- i) it is located on the farthest point of the frontage from any junction,
- ii) it is combined with an adjoining access way leading to the adjoining land,
- iii) if possible, access the main road through a service road,
- iv) provide the access in such a way that it is clearly visible from at least 60m away on the high-

way/road, from both directions, and

- v) when the access to the site has a gradient of more than 1 in 10, there shall be a minimum of 6m buffer space between the edge of the road and the gate to the site.

4.1.3 APPROACH TO BUILDINGS

For residential development with buildings up to two floors, the width of the approach from the public street or means of access to a building shall not be less than:

- a) 1.8m wide provided its length is not more than 3m. and/or the floor area of the building served does not exceed 100sqm and/or the building consists of only one housing unit.
- b) 2.5m wide if its length is more than 3.0m and/or the floor area of the building served does not exceed 100sqm and/or the building consists of only one housing unit.
- c) 3.5m wide in all other cases.

Such approach way shall be paved and shall always be kept open to sky and no projection or overhang shall be permitted over such pathways.

Subdivision of property where buildings with more than two floors exist, or are proposed, (residential or non-residential buildings), shall be permissible only if the following additional provisions of means of access are ensured:

- 1. The width of the main street on which the building abuts shall not be less than 4.5m and one end of this street shall join another street not less than 6m in width.
- 2. Provision shall be made for one entrance to the plot, of adequate width to allow easy access to the fire engine.
- 3. The entrance gate shall fold back in the plot against the compound wall of the premises, thus leaving the exterior access to the plot free for movement of fire service vehicle.

4.1.4 NO OBJECTION CERTIFICATE FROM REFERRAL AUTHORITIES

- **In the case of use for industrial activity**
If the land is to be used for general industrial use, other than a service industry, the application has to be accompanied by a no objection certificate from the Department of Industry
- **In the case of development in royal precincts**
The application has to be accompanied by a no objection certificate from the Royal Secretariat.
- **In the case of development in heritage precincts**
The application has to be accompanied by a no objection certificate from the National Commission for Cultural Affairs (MH&CA)
- **In the case of development in E-1 (environmental conservation), E-2 (forest environments) precincts**
The application has to be accompanied by a no objection certificate from the National Environment Commission
- **In the case of the dzong precinct and E-3 (agricultural environments)**
The application has to be accompanied by a no objection certificate from the competent authority.

4.1.5 DISTANCE FROM RIVERS AND STREAMS

4.1.5.1 RIVERS AND MAJOR STREAMS

No development or building construction shall be permitted within 30m of the edge of the water course/ edge of the gullies/ banks of the following listed rivers/streams:

- 1. Wang Chhu river/Thimphu Chhu river,
- 2. Ngabe Rong Chhu,
- 3. Ola Rong Chhu,
- 4. Chhubar Chhu and its 3 major tributaries,

5. Samteling stream (Silikha Chhu),
6. The two streams of Taba [Menchuna, and the stream between Taba Settlement and the forest area to the south (Tabo Gorge)],
7. The stream next to Dechencholing Palace towards the North and the Dechencholing stream,
8. And other natural streams as may be prescribed under other general or specific orders of the Royal Government or other authority.

4.1.5.2 RIVULETS/MINOR STREAMS

No development or building construction shall be permitted within 15m of the edge of all natural rivulets/gulleys and natural drainage channels or such distance as may be prescribed under other general or specific orders of royal government or other Authority.

4.1.5.3 DEVELOPMENT PERMISSIBLE ON ENVIRONMENTAL CLEARANCE FROM THE RELEVANT AUTHORITY

1. Beyond 15m from the edge of the above rivers/streams and beyond 10m from the edge of the rivulets/minor streams. Footpaths and cycle tracks, foot bridges, edge/bank protection works for river, vegetable and flower gardens, nurseries, street furniture like lamp posts, benches, gazebos/pavilions, basic children's play equipment and plot level litter bins,
2. Actions related to conservation of the precinct and enhancement of the environment under the guidance of Nature Conservation Division and the NEC.

Addendum:

- a) Features of the rivers, major streams and rivulets, which includes the natural course of the water, banks/edges, soil, vegetation (trees, shrubs and ground covers), rocky outcrops, boulder, all of which are considered a part of the ecosystem or of scenic value, shall not be damaged or disturbed from their natural state of being.
- b) Construction of roads, laying of underground cables and other service networks, structures like high-tension cable pylons, transmission towers and installations of electric substations shall not be permitted within the 30m zone of the rivers and major streams, and within the 15m zone of the rivulets. Underground cables and service network shall be permitted within this buffer under special considerations and with no objection certificate from NEC.
- c) Dumping of solid wastes, sewage disposal, cleaning and servicing of vehicles/automobiles or other actions considered as pollution shall not be permitted.

4.1.6 GENERAL REQUIREMENT

The proposed development shall not have a detrimental impact on the ecology or be against the aesthetic sensibility, within the environmental setting or be against public interest.

4.2 SUB-DIVISION/LAYOUT OF LAND

4.2.1 LAND UTILIZATION

In case of land development for the purpose of plotted development, or for group housing in the form of flatted development, the following land utilization indices shall be achieved.

Table 4.2.1 Land utilization as percentage of the residential layout area

Land utilization	For layouts of above one hectare area	For layouts of less than one hectare area
Residential *	% of Total Land	% of Total Land
Roads and footpaths	60 to 65	65 to 70
Open space#	up to 27	20 to 25

Public amenities (day care, school, health center, etc.)		
Public Utilities (over head tank, septic tank garbage collection arrangement, electric substation, water supply reservoir/ pumping station, etc.	1	-

- * Within this, plots for commercial use (permissible on ground floor only) shall be limited to 5% of the total layout area. Such plots where commercial use is limited to the ground floor shall be allowed only along main roads within the layout and the building shall have a minimum setback of 3m.
- * The area under open spaces should be planned in such a way that at least half of such an area is provided at a central location.

4.2.2 INTERNAL ROAD LAYOUT

4.2.2.1 MINIMUM WIDTH OF ROAD

The width of internal road right of ways in a layout for different purposes and the width of the internal approaches for tenements and ownership tenement flats, shall be regulated as outlined in the LAP or as per urban road standards.

4.2.2.2 PLOT CONSOLIDATION

In the case of a site/plot with existing buildings, its sub-division or consolidation shall not be approved unless it fulfills all the requirements under these regulations.

APPROACH ROAD

Consolidation of plots shall be allowed only if:

- a) The minimum width of the roads within the layout shall be a minimum of 6m for development of plots, development of flats/other non- residential development in UV2 precincts and should not be less than 4.5m in UV2 Low Density and E4 precincts.
- b) The minimum specified road widths shall be developed completely up to the plot boundaries by providing all the required infrastructure networks: sidewalks, street lighting, trees, etc.

FOOTPATHS

Where there is no motorable road access to individual plots, but only footpaths, the following shall apply as in traditional villages or in the temporary settlements.

The widths of paved pathways should be as follows:

Width of footpath (m)	Maximum Length (m)	Maximum No. of plots to be served
1.5	20	5
2.0	32	8
3.0	52	12

4.2.2.3 INTERNAL ARRANGEMENT OF A LAYOUT

1. The arrangement of tenements, shopping centres or ownership tenements/flats in a plot, shall be approved by the implementing authority with due regard to internal approach roads, marginal open spaces/setbacks, common plot, water supply, drainage, and internal road lighting.
2. In the case of shopping centres and commercial or industrial development, the minimum width of road/access to shops, stall/complex entrance, or industrial factory shed shall be 7.5m.
3. In the case of tenement type buildings such as ownership flats, row type, cluster type, group housing, semidetached buildings, 1.5m margin/setback will be necessary from internal approach roads, wherein no steps shall be permitted in the margin/setback.

4. The minimum clear distances between two detached structures shall be 6m. However, staircase open to sky shall be permitted.

4.2.3 MINIMUM PLOT SIZES

4.2.3.1 MINIMUM PLOT SIZES FOR DIFFERENT USES

Unless otherwise stated specifically in the regulations, the minimum building plot/unit shall be as follows:

Category of Use /Occupancy	Minimum Plot Size (sqm)
Educational Buildings	1,000
Community / multi-purpose hall	2,000
Petrol pump	5,00

4.2.4 COMMON AREAS COMMON PLOT

Common plot for the development of tenements, flats, group housing, and subdivision of land for industrial uses shall be required as under:

1. For residential use:
 - a. In a building land parcel of 1,500 sqm or more in area, a common plot shall be mandatory.
 - b. The minimum area of the common plot shall be 10% of the total site area and shall be provided preferably in a central place.
2. For Industrial use:
 - a. No common plot is required to be provided for site area up to 5,000 sqm
 - b. In a building unit of more than 5,000 sqm in area, the common plot shall be provided at the rate of 8% of the area of the site layout.
3. The common plot area shall be exclusive of approaches, margins/setbacks and parking area. No projection shall be permitted in common plot.
4. Minimum size of the common plot shall be 300 sqm, with no side less than 12m.
5. 20% of area of the common plot may be permitted for the construction of community building on ground floor only, for the common use of residents with required margins; rest of the common plot shall be kept open to sky.
No construction except an electric substation shall be permitted on the roadside of the common plot.
6. The area of the common plot may be permitted to be subdivided provided that the common plot has a minimum area of 300 sqm with no sides less than 12m.

For group housing, or for a building with ground floor plus two upper floors, further subdivisions of the common plot shall be allowed by the implementing authority.

CONSOLIDATED OPEN PLOT (COP) (Excepting in the urban core)

- ³/₄ A minimum consolidated open plot (COP) of 30% of the area of the site shall be provided for commercial and mixed development.
- ³/₄ The said consolidated open plot may be inclusive of the margins and approaches to be provided on such a site, in so far as margins/setbacks are contiguous and approaches pass through the COP. The area of this COP shall not be deducted for the consideration of the total built-up area of a building unit.
- ³/₄ The minimum width of the consolidated open plot shall be 15m.
- ³/₄ COP shall be provided compulsorily covering the full frontage of the site. In case of buildings with four or more floors, the minimum width of such COP shall be 5.5m plus required margins, and in the case of low-rise building the minimum width of such COP shall be 2.5m plus required margins/setbacks, provided that such COP shall be used for visitor's parking only.
- ³/₄ Except in the case of cinema, or theatre, 50% of the total COP shall be allowed to be used as

parking space including the driveway and parking aisles.

- ¾ No construction shall be allowed in the COP except the electric sub-station, subject to minimum roadside margin.
- ¾ In the case of mixed development the COP shall be provided as above subject to the following conditions.
 - a. Separate area of 300 sqm or 10% of the required COP, whichever is more, shall be provided exclusively for the use of residential purpose, provided no parking shall be allowed in such common area.
 - b. Separate access shall be provided to the residents and the common area exclusively.

Ancillary structures such as underground water-tank, overhead tank, electric substations, common garages for scooters and cars, etc. shall be permitted on the corner of the common open space of 500sqm or more area, only up to 10% of the open space area, and up to maximum of 200 sqm.

SPECIAL REQUIREMENTS FOR OPEN SPACES

- Community open space in plotted development for urban village enclave/temporary settlements shall be spread as extended street areas with the standard of 0.1 hectare per 100 plots.
- In the case of layouts above one hectare area and having more than 50 plots,
- an open space of at least 700sqm shall be provided at one place, adjoining community facilities such as a nursery school, community welfare centre etc.
- In the case of layouts with more than 100 plots, an open space of a minimum of 1,000sqm should be provided at one place.

4.3 TREE PLANTATION

Tree plantation at the rate of one tree for every 100sqm of land, shall have to be undertaken and maintained in all layouts. These trees shall preferably be planted at a spacing of between 4-8m along the roads and streets, and along the edge of the common open spaces.

4.4 ON-SITE PHYSICAL INFRASTRUCTURE

In all layouts larger than two hectares, or containing 40 or more plots, an area of at least 1% of the site shall be provided for garbage collection arrangement, electric substation, water supply storage reservoir/pumping station, etc. This space shall be provided such that it is located on a major internal road of the layout, and as per the directions of the TT and the power department.

4.5 COLLECTION AND DISCHARGE OF WATER

Every site development shall provide channels at the lower elevation/ level of the site which collects rainwater runoff and discharges this runoff into public storm water drains. The lower plot shall provide an easement or allow/provide a right of way or channel for the discharge of storm water run off from natural sources or adjacent plots of higher elevation into the public storm water drains.

4.6 SPECIAL REGULATIONS FOR LOW INCOME GROUP HOUSING SCHEMES AND TEMPORARY SETTLEMENT REHABILITATION SCHEMES

SCOPE:

The regulations shall be applicable to the development of residential schemes for the low- income groups or in temporary settlements rehabilitation schemes, undertaken by public agencies, co-operative societies, government, or semi-government, non-governmental bodies. The housing scheme proposed using the following regulations shall be developed only within areas designated/declared by the competent authority as temporary settlement precincts (UV3 precinct) at any point of time within the planned period.

PLANNING GUIDELINES

- I. At every eight such continuous plots, a 4.0m wide space open to sky shall be provided as a footpath and firebreak.
- II. Common plot at the rate of 10% of the area of the plot/land developed shall be provided for

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open space/community open space which shall be exclusive of approach roads, path ways or margins. Only 1/6th of the area of such an open space/community open space shall be allowed to construct ground floor structure for community facilities like library, school and community hall.

	Residential Development for Low Income Group		Temporary Settlement Rehabilitation Scheme	
Type of development	Sites and services or independent dwelling units (incl. row housing)	Group Housing	Sites and services or semi-detached or row housing	Group Housing
Regulation				
Max. Density (D.U /Ha)	N.A	225	N.A	350
Max. Land Area under Res. Use	70%	70%	75%	70%
Min. Open Space	10%	10%	7%	10%
Min. Land for Common Amenities	5%	5%	3%	5%
Min. Width of Approach Road (m)	3	6	3	6
Min. Width of Motorable Street (m)	6	9	6	9
Min. Width of Footpath (m)	1.2	1.8	1.2	1.8
Min. Plot Size (sqm)	50	N.A	50	N.A
Max. Plot Size (sqm)	200	N.A	100	N.A
Max. Coverage (%)	70	70	70	70
Max. No. of Floors	2	2	2	2
Min. Width of Plot (m)	7.5	N.A	4.5	N.A
Min. Front Setback (m)	1.5	3 (From the road/footpath edge)	1.5	3 (From the road/foot-path edge)
Min. Rear Setback (m)	1.5	3 (between structures)	1.5	3 (between structures)
Min. Side Setback (m)	-	3 (between structures)	-	3 (between structures)
A minimum setback of 5m should be maintained to the side where the common septic tank is accommodated				

Note: Low Income Group Housing Schemes or Rehabilitation Schemes is also permissible in UV -1, UV – 2 and Urban Core as per the respective Precinct Regulations.

APPROACH ROAD

Minimum widths of approach roads should be as follows:

Type of Development	Distance from Proposed Road or Other Main Road (m)		
	Up to 10	10-20	Above 20
Up to 11 plotted units	3.0	3.0	4.5

More than 11 plotted units	4.5	5.5	6.0
Plotted development	5.5	6.5	8.0

ROADS AND FOOTPATHS

- I. The area under roads and pathways in such housing project shall normally not exceed 20% of the total area.
- II. Access to the dwelling units where motorized vehicles are not normally expected, shall be through a right of way of at least 4.5m with a paved footpath of at least 1.0m wide. The right of way shall be adequate to allow for plying of emergency vehicles and also for side drains and plantation. Such access ways shall not exceed 50m in length.
- III. Where motorable access is to be provided and the width of the street is not longer than 50m, it shall be at least 6m. and if longer than 50m it shall be at least 7.5m. wide. However if the site area to be developed is more than 2,500 sqm there shall be at least one major road with a minimum width of 9m.

4.6.1 SIZE OF ROOMS

a. Habitable room

- minimum 6.25sqm in plotted development
- minimum 9.5sqm in case of flatted development
- minimum clear width of 2.5m in both cases

b. Cooking alcove

- square metres minimum clear usable area with a width of 1.25m.

c. Water-closet

- 1.10 square metres as minimum clear usable area with 7 metres clear width; and, WC pan of a minimum of 46 centimetres in length.
- Shared WCs for up to a maximum of four tenements should be allowed.
- In the case of plotted development, a WC without flushing cistern should be permitted if a septic tank is provided.

c. Water-closet

- 1.10sqm as minimum clear usable area with 7m clear width WC pan of a minimum of 46cm in length
- Shared WCs for up to a maximum of four tenements should be allowed.
- In the case of plotted development, a WC without flushing cistern should be permitted, if a septic tank is provided.

d. Bathroom

- 1.2sqm with a minimum clear width of 1m as individual bathing space. e. Combined toilet
- Combined WC and bathroom should have clear usable area of 1.85sqm with a minimum clear width of 1m.

f. Lighting and ventilation

- Total opening area through windows, ventilators, grills etc. should be one-eighth of the room floor area.

g. Minimum Heights

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1. Plinth : 30 cms. From surrounding ground level and in any case above the high-flood level.
2. Habitable Rooms :
 - with flat roof : 2.6 m clear height
 - with sloping roof : 2.5 m average height with minimum 2.0 metres at eaves.
3. Kitchen/cooking alcove : 2.4 m clear or average height
4. WC/bath : 2.2 m clear height. Corridor/passage : 2.1 m clear height
5. Staircase
 - Common circulation area including staircase should not exceed 2sqm per tenement on any floor
 - Minimum dimensions for staircases should be as follows:

Number of Floors	Two		Three	
Type of Stairway	Straight	Winding	Straight	Winding
Clear usable width	600mm	750mm	750mm	900mm
Tread	225 mm; also 200 mm clear between perpends if open riser, nosing or inclined riser is provided to have effective going of 225 mm		250mm	250mm
Riser	200mm	maximum	125mm	minimum
Head room	2100mm clear			

6. External Walls
 - 115mm thick external walls without plaster should be permitted.
7. Septic Tank
 - Septic tank should be provided where the municipal sewerage system is not available and the water table in the area permits. Per capita liquid capacities of the specific tanks should be provided as given in Table A-1.

Table A-1: PER CAPITA LIQUID CAPACITIES FOR SEPTIC –TANK

No. of users per Septic Tank	No. of Dwelling Units	No. of WCs per Septic Tank	Per Capita Liquid Capacity in litres*
5	1	1	130
10	2	1	90
200	40	40	70

5.0 Section V - Building Regulations

5.1 SITE SLOPE AND PLOT COVERAGE

The Thimphu Thromde, out of concern for future erosion of soils in the city, silting and flooding of the river, percolation of ground water and for recharging the underground aquifer systems requires the following measures:

(1) MEANING OF SLOPE

That the highest level and the lowest level of the site be stated, along with the horizontal level distance between these two points. That the slope be calculated as per H (highest level) minus L (lowest level) equals E (elevation distance) between the two H and L points

(2) MEANING OF OPEN GROUND / GROUND COVERAGE

Open Ground means areas of the ground not covered by

- i) building plinths including plinth protection
- ii) walls
- iii) paved areas (footpaths, driveways, terraces, parking areas, etc.)
- iv) security structures
- v) servant's quarters
- vi) storage structures
- vii) septic tank, overhead or underground tanks
- viii) any other structure which stops bio-mass from growing or natural water from percolating into the ground

Where large rocks (over 10 sq.m. in exposed surface area are on the site, or other natural stone surfaces which prohibit ground water percolation, these shall be included as ground coverage

and not as open land.

(3) SLOPE AND GROUND COVERAGE RATIO

As the slope of a site increases, the ground coverage allowed decreases (applicable only for sites with the slopes above 40%)

Slope	Ground Coverage	
above 60 %	No structure allowed	
45 % up to 60 %	five percent allowed	
40 % up to 44 %	ten percent allowed	

Subject to clearance by

(4) Exemptions from Ground Coverage

Where it does not conflict with any other rule, limitation or regulation (like setbacks, etc), up to ten percent of a site may be added to the allowed ground coverage if the structure is built on columns / stilts which are at least 2.5 m. clear distance from the ground, which shall be confirmed at the time of issuing Occupancy Certificate and any other date. These areas shall never be enclosed/used for storage of wood, materials, parking, or for any habitation, or occupation. The natural ground profile should not be disturbed. This clause will be applicable only for plots with slopes above 40 %.

APPENDIX 1: LIST OF DETAILS TO BE SHOWN ON PROPOSED LAND DEVELOPMENT PLAN / SUBDIVISION PLAN (WHEREVER APPLICABLE)

- i) The boundaries of the plot and plot level in relation to neighbouring road level.
- ii) The highest and lowest levels of the plot and average slope with direction thereof.
- iii) The position of the plot in relation to neighbouring streets and name of the streets iv) Width of the proposed streets and internal roads.
- v) Sub-division of the land or plot or building unit with dimension and area of each of the proposed sub-divisions and their use in conformity with these regulations.
- vi) Dimensions and areas of open space and common amenities plots provided for under these regulations.
- vii) All the existing buildings and other development standing on or under the site.
- viii) The position of buildings and of all other buildings and construction which the applicant intends to erect.
- ix) The means of access from the street to the buildings or the site and all other building and constructions which the applicant intends to subdivide.
- x) Yards and open spaces to be left around the subdivided buildings to secure free circulation of air, admission of light and access.
- xi) The width of street in front and of the street at the side or rear of the subdivided building.
- xii) The direction of north point relative to the plan of the site or the buildings.
- xiii) Any physical feature such as trees, wells, drains, pipelines, high-tension lines etc.

- xiv) Existing streets on all sides indicating clearly the regular line for streets if any prescribed under the Structure Plan and passing through the building units
- xv) The location of the building in the plot with complete dimensions.
- xvi) A plan indicating parking spaces, with egress and ingress if required under these regulations
- xvii) The positions of the building units immediately adjoining the proposed development.
- xviii) The position of every water closet, privy, urinal, bathrooms, cess pool, well or cistern in connection with the building other than those shown in the detailed plan.
- xix) The lines of sewers on the site and/or building, the size, depth and inclination of every sewer and the means to be provided for the ventilation of the sewers.
- xx) The position and level of the outfall of the sewer.
- xxi) The position of sewer, where the sewerage is intended to be connected to sewer.
- xxii) Tree plantation required under regulation No.4.3.

APPENDIX 2: LIST OF DETAILS TO BE SHOWN IN DRAWINGS / PLANS FOR OBTAINING BUILDING PERMISSION

DRAWING GUIDELINES

Drawings with complete design information and details, but not limited to the following, shall be submitted to the Implementing Authority for scrutiny and approval.

A) ARCHITECTURAL DRAWINGS

- a) Site plan shall be drawn to scale and shall include the position of the proposed building in the plot showing the dimensions of the plot boundaries, set back lines and showing the approach road, location of septic tanks, soak pit, roof drainage, and drainage plan. The site plan shall clearly show any proposed widening right of way, no build line where a 30 m. or a 15 m. clearance is required from rivers, major streams, minor streams, cliffs, ledges, etc. are required as indicate by the latest official site plan issued by TT (for safety and environmental protection)
- b) Site plan shall include a schematic drawing showing information on adjacent plot like building line, permanent features, drainage, access road, septic tank and soak pit location.
- c) Layout plan of each floor, elevations of all sides of the building, sections through toilets and stair-cases, details of doors, windows, traditional cornices, railing/parapet, opening and other methods of ventilation, details of toilet and kitchen.
- d) Proposed parking layout as prescribed under this regulation e) A digital copy of the drawings for reference, if available.
- f) Drawings shall have proper title block indicating name of owner, designer type and number of storey, location, date, revision number and date, scale, and north direction.
- g) The following minimum scales shall be followed:
 - Site Plan 1:500
 - Elevation/plan/section 1:100
 - Stair case/toilet/kitchen details 1:50
 - Door/windows/cornice details 1:25

B) STRUCTURAL DRAWINGS

- a) A copy of design calculation notes.
- b) Design codes used shall be listed on the drawing.
- c) Loads (assumed or actual) shall be listed on the drawing.
- d) Material properties shall be listed on the drawing.
- e) Assumed soil bearing capacity or soil investigation report shall be attached.
- f) Foundation plan, truss layout plan showing truss and purlin spacing, beam and slab layout plan for each floor showing clearly the staircase opening, shaft opening and any other openings and depressions.
- g) Concrete and reinforcement details for foundation, beams, slab, staircase, lintel, cornice, projections, zhu and rabsey, wall, etc.
- h) Truss elevations and connection details showing the holding down details.
- i) Details of separation gap indicating the location of such gap on the plan wherever required j) Details of splice locations and splice length for beams, columns, slab and staircase.
- k) For Load bearing walls, details of plinth band, lintel band, roof band including vertical bars at corners, opening jambs, wall junctions to be shown.
- l) Foundation details indicating depth of foundation and plinth level. m) Dimensions shall be clearly indicated for all structural members
 - Anchorage of beam bars in an external beam – column junction
 - Column ties and Beam stirrups details
 - Retaining details in case of foundation founded on different levels
- n) Drawings shall bear proper title block indicating name of owner, Structural Engineer, type and number of storey, location, drawing title, date, revision number.

C) ELECTRICAL CONNECTIONS

- a) Single line diagram of total electrical system showing incoming terminal point and distribution network.
- b) Electrical layout plan showing positions of light points, power points, any other outlets, switches and wiring diagram.
- c) Tapping off junctions, switchboards, and distribution circuits for power and lighting from SDB and phase distribution (in the case of multiphase installations) shall be indicated clearly on the wiring layout plan.
- d) Sub distribution boards showing circuits and respective loads and protection devices.
- e) Power distribution boards for large multi-storey buildings showing floor- wise distribution from main control board and incoming power line.
- f) For multi-storied / complex buildings, design calculations shall be submitted.
- g) Drawings shall bear proper title block indicating name of owner, Electrical Engineer, type and number of storey, location, drawing title, date, and revision number.

ADDITIONS AND/OR ALTERATIONS TO EXISTING INSTALLATIONS

The following information shall be submitted for additions and/or alterations to existing Installation:

- a) Polarity test results
- b) Insulation test results
- c) Earth continuity test results d) Earthing test results
- e) Capacity, condition and specification of existing spare circuits
- f) Rating, specification and condition of existing incoming mains control gear g) Composite (existing and proposed) layout plans for all floors

Note: For factories, relevant by laws shall be followed as per Bhutan factory, electricity rules or relevant international standards.

LEGEND SHALL SHOW

- a) Type and wattage of fixtures
- b) Type of SDBs
- c) Type of PCBs and connected load
- d) Type of MCBs
- e) Switches and Switchboards
- f) Junction boards

COMPOUND ELECTRIFICATION WORK

- a) Fixture and fitting specification
- b) Foundation details for support poles etc.
- c) Terminal box details.
- d) Size and type of cable proposed to be used.
- e) Single line diagram showing
 - (i) Connections
 - (ii) Phase distribution
 - (iii) Circuitry

TELEPHONE CONNECTIONS

Submitted drawings shall indicate symbols and legend. All points, junctions, routes ducts, telephone terminal cabinet are to be clearly indicated.

Drawings shall bear proper title block indicating name and signature of owner, Concerned Engineer, type and number of storey, location, drawing title, date, and revision number.

D) DRAINAGE AND SANITATION

- a) Plan showing Kitchen, bathroom and WC outlets.
- b) Plan showing location of septic tank and soak-pit or sanitary pipe lay out to the nearest sewer line, including manholes, wherever it exists.
- c) Drainage layout plan connecting to the nearest storm water drain.
- d) Sewer design shall be in accordance with plumbing code of practice.
- e) Materials and sizes of pipeline.

E) WATER SUPPLY

- a) Layout plan of internal plumbing system of each floor with details of pipe sizes and material.
- b) Water meters shall be provided for each dwelling unit.
- c) Plumbing design shall be in accordance with plumbing code of practice.
- d) Materials and sizes of pipe line
- e) Drawings shall bear proper title block indicating name of owner, Engineer, type and number of storey, location, drawing title, date, and revision number.

APPENDIX 3: REGISTRATION OF ARCHITECT, ENGINEER, STRUCTURAL DESIGNER, DEVELOPER

APPLICATION FOR REGISTRATION

The Implementing Authority shall register Architect, Engineer, Structural Designer, and Developer. The registration may also be done by an Institute/Organization recognized by the Royal Government of Bhutan. Application for registration as Architect, Engineer, Structural Designer, Developer, shall be in the prescribed form. Registration shall be valid for the period of five years or part thereof and shall be renewable or part thereof.

REVOCATION OF REGISTRATION

A registration shall be liable to be revoked temporarily or permanently by the Implementing Authority or the recognized Institute/Organization. If the registered person is found guilty of negligence or default in discharge of his responsibilities and duties or of any breach of any of these Regulations, it would lead to

cancellation of his/her registration unless the Implementing Authority is satisfied with the justification/show cause.

GENERAL DUTIES AND RESPONSIBILITIES APPLICABLE TO ALL:

- I. They shall study and be conversant with the provisions of the Bhutan Municipal Act, 1999, the rules made there under, the Thimphu Development Control Regulations - 2016, and the other instructions circulated by the Implementing Authority and the provisions in force from time to time along with the instructions printed/mentioned on prescribed application forms and permission letter.
- II. They shall inform the Implementing Authority of their employment/assignment / resignation for any work within 7 days of the date of such employment / assignment / resignation.
- III. They shall prepare and submit all plans either new or revised when necessary, required documents and other details they are required to do so in a neat, clean and legible manner and on a durable paper properly arranged and folded in accordance with the provisions prevailing time to time.
- IV. They shall submit plans, documents and details without any scratches or corrections. Minor corrections will be permitted with proper initials. They shall correctly represent all the site conditions including grown up trees.
- V. They shall personally comply with all requisitions/ queries received from the Implementing Authority in connection with the work under their charge, promptly expeditiously and fully at one-time. Where they do not agree with requisitions/ queries, they shall state objections in writing; otherwise for non-compliance of any requisition/query within stipulated time, the plans and applications shall be filed forthwith, and shall not be re-opened.
- VI. They shall immediately intimate to the owners the corrections and other changes they make on the plans, documents and details as per requisitions/queries from the Implementing Authority.
- VII. They shall clearly indicate on every plan, document and submission, the details of their designation such as registered Architect, registered Engineer, registered Structural Designer, etc. with registration number, date, full name and their address below the signature for identification.
- VIII. They or their authorized agent or employee, shall not accept the employment for preparation and submission of plans-documents and supervision of any work if the same is intended or proposed to be or being executed or already executed in contravention of these Regulations and any orders made there under and any Regulations or rules for the time being in force.
- IX. The registered person shall apply for undertaking the responsibility for the particular work in the forms prescribed by the Implementing Authority.
- X. The registered person shall provide the information and undertaking for the work undertaken by him in the forms prescribed by the Implementing Authority from time to time.

ARCHITECT

(A) QUALIFICATION AND EXPERIENCE

A person holding a Bachelors Degree in Architecture/Diploma in Architecture (Equivalent to Bachelors of Architecture) with 2 years of work experience.

(B) SCOPE OF WORK and COMPETENCE

- I. Preparation and planning of all types of layouts and submission drawings and to submit certificate of supervision and completion for all types of buildings.
- II. Supervision and execution of construction work as per specifications and drawings prepared by authorized registered structural designer and engineer.

(C) DUTIES AND RESPONSIBILITIES

- a) He/she shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also in confirmation with the stipulations of the National Building Code (Building Code of Bhutan 2003) standards for safe and sound con-

struction and non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from fire hazards as per the stipulations of the Building Code of Bhutan 2003 in the buildings and shall obtain N.O.C. from the Chief Fire Officer (in case of special buildings) or concerned designated Authority/consultant before applying for occupation certificate.

b) He or she shall, on behalf of the owner, apply for the progress certificates, completion certificates and the occupation certificate and obtain the same as required under the regulations.

c) If the services of the registered architect are terminated, he shall immediately inform the Implementing Authority about his termination and the stage of work at which his services have been terminated. The registered architect appointed as replacement of the preceding architect shall inform about his appointment on the job, and inform the Implementing Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Implementing Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.

d) The registered architect appointed on the work shall inform the Implementing Authority immediately on discontinuation of the services of the registered/structural designer, construction contractor, clerk of works, site supervisor, plumber or electrician and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the office of the Implementing Authority.

e) He or she shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.

(D) REGISTRATION:

a) The registration fee if any shall be payable as prescribed by the Implementing Authority or the recognized Institute/Organization from time to time.

b) The Implementing Authority may black-list an architect in case of serious defaults or repeated defaults and shall inform The Royal Institute of Bhutanese Architects (RBIA)⁴ to take suitable action against such person under the provisions of The Royal Civil Service Commission. The registration shall be liable to be revoked temporarily or permanently by the Implementing Authority in such cases of negligence or default.

⁴ The Thimphu DCR recommends the constitution of Royal Bhutanese Institute of Architects and Engineers.

ENGINEER

(A) QUALIFICATION AND EXPERIENCE

A degree in Civil Engineering or any equivalent qualification, recognized by The Royal Civil Service Commission. In addition to the qualifications stated above, the applicant should have at least five years experience in professional work if he is a holder of a Diploma in Civil Engineering/or equivalent.

(B) SCOPE OF WORK and COMPETENCE

- a) Preparation and planning of all types of layouts and submission drawings and to submit certificate of supervision and completion for all types of buildings.
- b) Supervision and excavation of construction work as per specifications and drawings prepared by authorized registered structural designer.

(C) DUTIES AND RESPONSIBILITIES

As per the duties and responsibilities as specified for architect, with reference to engineer in place of Architect.

(D) REGISTRATION

I. The registration fees if any shall be payable as prescribed by the Implementing Authority or the recognized institute or organization from time to time.

II. If he/she is found negligent in his/her duties and responsibilities. The Implementing Authority may black-list an Engineer in case of serious defaults or repeated defaults and shall inform The Royal Institute of Bhutanese Engineers, to take suitable action against such person. The registration shall be liable to be revoked temporarily or permanently by the Implementing Authority in such cases of negligence or default.

STRUCTURAL DESIGNER

(A) QUALIFICATION AND EXPERIENCE

A Degree in Civil Engineering or any equivalent recognized by The Royal Civil Service Commission. In addition to above qualification, the applicant should have at least five years experience in structural design, two years of which must be in a responsible capacity in form of structural designer.

OR

A Master's degree in structural engineering from a recognized institute and at least two years experience in structural design work.

OR

A Doctor's degree in structural design from a recognized institute and at least one year experience in structural design work.

(B) SCOPE OF WORK and COMPETENCE

- To prepare and submit structural details for -
- i) All types of Buildings.
 - ii) Special structures.

(C) DUTIES AND RESPONSIBILITIES

- a) To prepare a report of the structural design

- b) To prepare detailed structural design and to prescribe the method and technique of its execution strictly on the basis of the Building Code of Bhutan 2003 or relevant international standards.
- c) To prepare detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.
- d) To supply two copies of structural drawings to the site supervisor.
- e) To inspect the works at all-important stages and certify that the work being executed is up to the satisfaction of the Architect/Engineer.
- f) To certify the structural safety and overall structural soundness of the building to the Architect/Engineer.
- g) To advise the Owner/Architect/Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
- h) S/he shall prepare the revised calculations and drawings in case of any revision with reference to the earlier submission of drawing and design in a particular case.
- i) To submit the certificate of structural safety and over all structural soundness of building to Implementing Authority.

(D) REGISTRATION

As specified for architect, with reference to structural designer place of Architect.

DEVELOPER

(A) QUALIFICATION AND EXPERIENCE: -


The person/firm acting as Developer shall be of proven merits and experience.

(B) DUTIES AND RESPONSIBILITIES.

- I. Any person acting, in the capacity of the owner shall be the bonafide owner or authorized agent of the owner for developmental work proposed. S/he shall satisfy the Implementing Authority that s/he is the actual owner of the property of the authorized agent of the actual owner to undertake total responsibility as the owner, employer and manager of the property and its development and of all the assets and liabilities of the property and the project.
- II. S/he shall appoint a registered Architect/Engineer to plan, design, prepare drawings and specifications and to direct the execution of the work in accordance with the requirements of these regulations.
- III. The appointment of the registered Architect/ Engineer shall mean that he has authorized the Architect/Engineer to do all things necessary and to take all adequate measures for preparing the design, drawings and specifications for the project and to appoint on his behalf appropriate persons to act as registered, clerk of works site supervisor, required for the proper execution of the project and to retain on behalf of the owner any other specialist or expert required on the work of the project.
- IV. S/he/Architect/Engineer shall give written information to the Implementing Authority about the commencement of the execution work. He shall see that the registered Architect/ Engineer fulfill all requirements of Implementing Authority.
- V. S/he shall not cause or allow any deviations from the approved drawings in the course of the execution of the project against the instruction the instruction of Architect /Engineer /Site Supervisor/Clerk of Works/Structural Designer and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.
- VI. S/he shall inform the Implementing Authority immediately if the services of the Architect/ Engineer appointed on the project are terminated or has ceased to function due to any reason and shall not allow any work to proceed till another Architect/Engineer is appointed on the project.
- VII. When no registered construction contractor or site supervisor is required to be appointed and not appointed he shall be responsible for their duties and responsibilities under the Regulations.

- VIII. S/he shall not commence the use of building or shall not give the possession to occupy the building to any one before pertaining to the occupancy certificate from the Implementing Authority.
- IX. S/he shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. wherever required under the regulations.
- X. S/he shall exhibit the names of registered persons only, on site and no additional names will be exhibited/displayed.
- XI. S/he shall explain the construction design and its intended use as per approved plan only, to the prospective purchaser of the premises under construction.

APPENDIX 4: BUILDING COLOUR CODES

Sl. No.	Specification	Sample
1	White	
2	Mud color	
3	Light Brown	
4	Exposed Stone Masonry with its natural color depending on the stone and masonry type without any plaster	

APPENDIX 5: SCRUTINY FEES AND SERVICE AND AMENITY FEE PAYABLE AT THE TIME OF APPLICATION FOR LAND DEVELOPMENT/BUILDING PERMISSION

Service and Amenity Fee:

Sl.No	Category	Service and Amenity Fee (Nu per Sqm of Built up area)
1	Residential /Intuitional Building use	Nu30/Sqm
2	Commercial/ Industrial uses	Nu50/Sqm

75% concession for land poled areas and areas with Betterment Charges.

Scrutiny Fee: The minimum scrutiny fee for land development / building permission shall be NU 3000.00 or Nu. 16.14/sqm whichever is more. Fee for renewal of development / building permission shall be Nu. 500.00.

50% concession in scrutiny fees for building application processes through Green Channel.

Sl.No	Category	Fee
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1	Issuance of Official Site plan	As approved by Thromde Tshogdu
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APPENDIX 6: SUMMARY OF CRITICAL DIMENSIONS

MAXIMUM CARPET AREA (sq.m) OF SHOPS IN CONVENIENCE SHOPPING CENTRES

General	:	20	
Food grain or ration shops	:	50	
Groceries, confectioneries, general provision shops	:	50	
Medical and dental practitioners' dispensaries or			
Clinics, pathological or diagnostic clinics and pharmacies	:	50	
Wood, coal and fuel shops	:	30	
Cloth and garment shops	:	50	
Restaurants and eating houses	:	50	
Shoes and sports shops	:	75	
Taxi stand office	:	10	

DWELLING UNIT

At least one room of minimum carpet area of 9 sq.m. with a minimum side dimension of 2.5 m and a WC.

HABITABLE ROOM

Minimum height	:	2.7m measured from finished floor to finished ceiling.
Minimum width	:	2.5m.

LIGHT HOME WORKSHOP

Maximum floor space	:	20sq.m.
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LIGHT INDUSTRY

Maximum floor space	:	500sq.m.
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LOFT / ATTIC

Maximum height	:	1.2m.
Maximum area	:	30% of the floor area of the room.

MEZZANINE FLOOR

Maximum height	:	2.3m.
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SERVICE ESTABLISHMENT

Maximum floor space	:	50sq.m.
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WATER CLOSET (WC)

Minimum floor area	:	one square metre.
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TEMPORARY KIOSKS

Maximum dimensions for "temporary" public telephone booths, milk booths, and newspaper stalls- 2 m. X 2.5 m.

NO DEVELOPMENT ZONES

All areas within 30 m. from the edge of a major stream or gully and within 15 m. from a minor stream or gully more than 3m. in depth, or on within 30 m. of the edge of a cliff, or under a cliff or precipice (within 30m.).

CRÈCHE

Any construction site with minimum built-up area - 5000 sq.m (shall provide a crèche or day care centre for the laborer's children, should even one, or more, women be employed on site.

APPENDIX 7: TRANSFER OF DEVELOPMENT RIGHTS (TDR)

In the Thimphu Structure Plan certain areas are designated as "Reserved Land". Such Reserved Land is to be used in the public interest for a public purpose. Transfer of Development Rights or TDR is a mechanism to protect the development rights of the owners of Reserved Land, while facilitating the TT in acquiring lands needed to implement the Structure Plan.

In cases where the government has to acquire land for the public good, the owners may chose to be compensated, or their land "traded" for an equal size of FAR or "Development Rights", which can be used elsewhere in Thimphu.

The compensation is in the form of FAR which can be transferred and used elsewhere.

The award of Transferable Development Rights (TDRs) in the form of Floor Area Ratio entitles the owner of the land to FAR in the form of a Development Rights Certificate (DRC) which he may use himself, or transfer to another person. The owner is eligible for Development Rights (DR's) after the land is surrendered free of cost to a designated Authority. Development Rights (DRs) could be granted to an owner only for land reserved in the Structure Plan for public purposes.

The built-up area for the purpose of FAR credit in the form of a DRC should be equal to the gross area of the reserved plot to be surrendered and will proportionately increase or decrease according to the permissible FAR of the zone from where the TDR has originated.

When an owner also develops or constructs the public amenity on the surrendered plot at his own cost, as may be prescribed by the Implementing Authority, and hands it over to the Implementing Authority, free of cost, he may be granted a further DR in the form of FAR equivalent to the area of the construction / development done by him.

A DRC shall be valid for use only in similar use zones or from a commercial/ industrial zone to a residential use zone and not vice-versa, subject to the condition that the total FAR achieved shall in no case exceed the maximum permissible FAR specified in the receiving zone as per these Regulations.

DRCs may be used on one or more plots of land, whether vacant or already developed, by erection of additional storeys, or in any other manner consistent with these Regulations, but not so as to exceed a total built-up FAR higher than that prescribed in these Regulations.

DRs can be granted and DRCs issued only after the reserved land is surrendered to the Implementing Authority, or to the Government as the case may be, free of cost and free of encumbrances. A DRC can be issued by the Implementing Authority as a printed certificate. Such a certificate is a transferable "negotiable instrument" after due authentication. The Implementing Authority shall maintain a Register of all TDR Transactions, etc. relating to grant of and utilization of DRs.

The extra FAR in the form of Transfer of Development Rights (TDR) can be sold by the land owners and purchased by anybody and use it to achieve a higher dwelling density on a given piece of land, particularly to construct dwellings of a particular size affordable to the lower and/or middle income groups.

And finally the "Maximum FAR" may also be allowed using transfer of development rights. The funds collected by the TT while increasing from the "Base FAR" to the "Maximum FAR" will become part of a Development Fund, which is essential to provide the capital expenditure on infrastructure to service new buildings.

The land obtained by the TT through the Transfer of Development Rights creates a mechanism for the TT to implement the purchase of reserved lands. It also protects the owner of a Reserved Plot from his land being acquired at price far below the market value.

Note: The Transfer of Development Rights was initially a part of the clause to be implemented. But since the FAR is done away with, the text is retained here in Appendix for future reference and information. The working committee felt that this idea could not be implemented but may be done so in future.

APPENDIX 8: CONSTRUCTION SAFETY

Ref: Regulation on Occupational Health and Safety for Construction Industry, MoLHR, 2012 <http://www.creativesafetypublishing.com/construction-sites-pose-hazards-to-the-public-not-just-workers/>

1. Sign Boards

All sites must have a sign board showing the following details:

- Project Name:
- Name of Owner/Contractor:
- Project Duration (approximate) :
- Construction Approval No.:

2. Site Access

All sites must have controlled access to limit unauthorized individuals from entering the construction or renovation area. Large projects within a defined boundary, such as a new building site, must be fenced. Smaller sites within or in the vicinity of buildings must have temporary fencing, barricades, etc. subject to building code requirements. Building doors and roadways should not be blocked without prior approval from relevant authorities.

Signs should be posted on these boundaries warning people not to enter the construction area.

3. Openings and Holes

Any holes or excavations and trenches near the worksite should be fenced in or otherwise guarded so no accidents occur.

4. Falling Objects

Falling objects pose serious hazards, many safeguards need to be in place to protect people walking at the base of a project. Workers wear hardhats, but pedestrians don't.

The most common methods for protecting the public from falling objects include sidewalk sheds and netting. All construction sites must have netting and the sites near the pedestrian walkway must have sidewalk sheds.

5. Vehicular Traffic

At any construction worksite that creates unusual traffic patterns, people could get confused or end up in the path of traffic. To prevent accidents, signs shall be posted directing pedestrians and other vehicles. Barricades should also be put up if people should avoid an area of high traffic altogether. During busy times, a flag person should direct pedestrians and other vehicles.

6. Healthy Working Environment

Construction sites are often full of dangerous materials such as sharp objects, building materials and heavy objects. Putting up barriers around the site should keep people away from most of these hazards. The work area, specifically walking and working surfaces, should be kept clean and free from debris and trash which could cause slipping and tripping hazards. Tools, materials, dirt, lumber, concrete, metal, insulation, paper, etc. should be promptly cleared and unwanted disposed of each day off the site.

7. Noise

Noise levels around construction sites is a nuisance and even a hazard for those living or working nearby.

While a certain amount of noise is unavoidable during construction work, make sure you follow local noise ordinances for when work can occur and how loud that work can be. Also as far as possible avoid producing noise when the interior works are done.

Select power tools and other machinery that produce less noise, which is safer for your workers, too.

No noise shall be allowed at the site from 09:00pm till 08:00am.

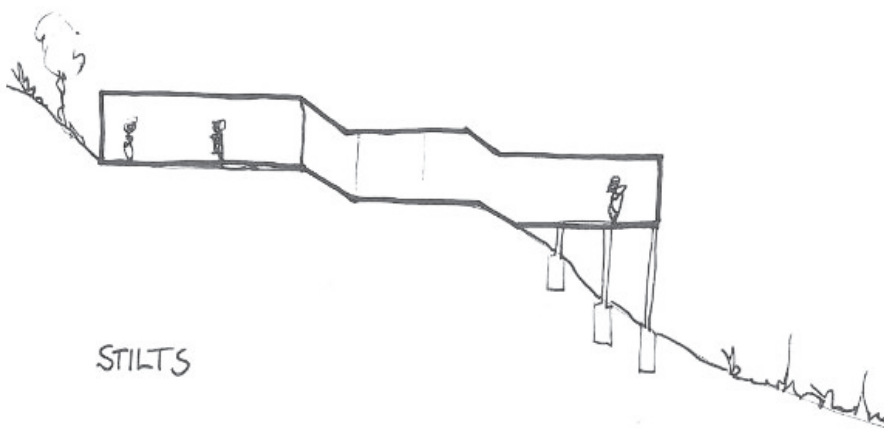
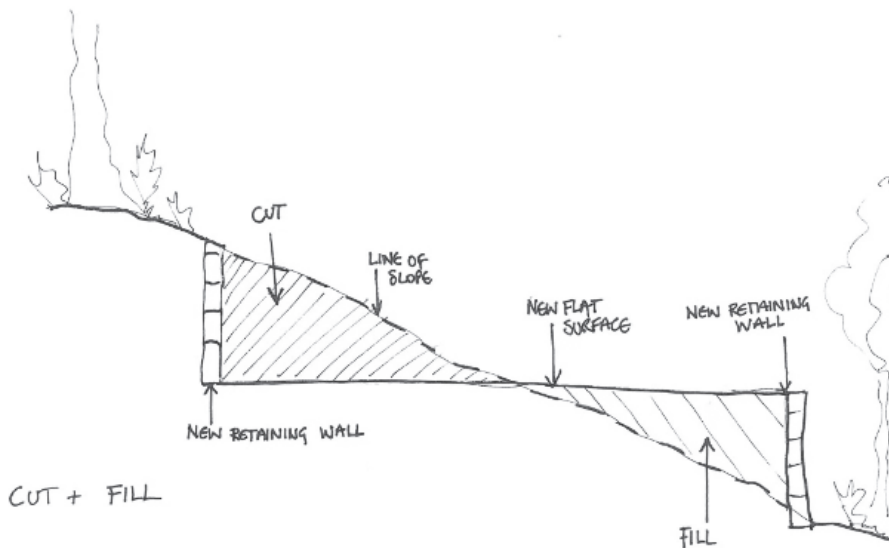
8. Dust

Dust is a common hazard near construction sites. While workers wear respirators to keep them safe, the general public passing through the site area won't.

Therefore, during such times water shall be sprayed at certain interval and the spray shall be made available at the site during all times.

APPENDIX 9: CONSTRUCTION ON SLOPES

1. Plot owners shall be encouraged to adopt the cut and fill method instead of excessive cutting of slopes to achieve a level ground surface ideal for construction.



2. On slopes, split level & stilt construction shall be encouraged.
3. Proper slope protection measures by construction of retaining walls with adequate provisions for drainage shall be made mandatory.
4. It must be made mandatory for plot owners to leave adequate open spaces so that some portion of rain water can seep in to the natural soil thereby reducing a significant amount of surface run-off. Use of permeable pavers shall be encouraged

5. The storm water collected from roof gutters or periphery drains along plinth protection works must be channeled to Thimphu Thromde's storm water drains constructed at various locations.
6. Storm water drains constructed shall be of adequate volume to discharge the huge volume of surface run-off during peak monsoon season.
7. Plot owners shall be encouraged to plant trees along the slopes.

APPENDIX. 10. CONSTRUCTION TIMELINE

Plot owners who intends to construct a new building shall be allowed a stipulated construction time period as mentioned in table below:

1. All Single Storied buildings shall be constructed within 9 Months from the date of commencement of construction.

2. All Residential Buildings with plinth area below 300 sq. m:

Sl. No.	No. of Storeys	Construction Time Period
1	Two	12 Months
2	Three	15 Months
3	Four	18 Months
4	Five	21 Months

3. All Commercial & Institutional Buildings with plinth area below 300 sq. m:

Sl. No.	No. of Storeys	Construction Time Period
1	Two	15 Months
2	Three	18 Months
3	Four	21 Months
4	Five	24 Months
5	Six	27 Months

4. All Residential Buildings with plinth area above 300 sq. m:

Sl. No.	No. of Storeys	Construction Time Period
1	Two	15 Months
2	Three	18 Months
3	Four	21 Months
4	Five	24 Months

5. All Commercial & Institutional Buildings with plinth area above 300 sq. m:

Sl. No.	No. of Storeys	Construction Time Period
1	Two	18 Months
2	Three	21 Months
3	Four	24 Months

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4	Five	27 Months
5	Six	30 Months

6. The construction time period shall be calculated from the date of commencement as dated in the building Inspection Form and signed by respective building inspector.
7. All Buildings with basement shall be entitled an extra construction time period of 3 months apart from that mentioned in table above.
8. Upon the expiry of construction time period, a grace period of 3 months shall be given to all buildings with plinth area below 300sqm and a grace period of 6 months to all building with a plinth area above 600sqm.
9. The owners who fail to complete the construction even after the completion of grace period shall be levied a fine of Nu. 100 per day till the day occupancy certificate is obtained.

APPENDIX 11: VALUATION OF A STRUCTURE BUILDING OR HOUSE IS BASED ON THE FOLLOWINGS:

- BSR, 2005 (quick estimate cost)
- Plinth area rate is based on type of structure such as frame, load bearing wall & Ekra wall, and also depends on type of habitation/occupancy

Sl/No.	Non-residential	Plinth area rate (Nu)
		P/ling
1	Office block, 2-storey RC frame, RRM wall footings and RC column & footings, floors-terrozo on RCC slab or timber flooring over RC joist, brick wall with CRM veneer, half brick/ glazed timber partition, timber doors / windows frames/ shutters and ceilings, CGI sheet roofing on steel truss, standard plumbing electrical & finishing.	2,544.00
2	Office block, 4-storey RC frame, RRM wall footings and RC column & footings, floors-terrozo or tiles on RCC slab, hollow concrete block in walls & partition, frames & shutters in steel or timber, timber ceilings, CGI sheet roofing on tubular truss, RC cornice, standard plumbing, electrical & finishing.	1,696.00
3	Lecture theatre, 2-storey RC frame, RRM wall footings and RC column & footings, floors-terrozo on RCC slab or timber flooring over RC joist, brick wall with CRM veneer, half brick/ glazed timber partition, timber doors / windows frames/shutters and ceilings, CGI sheet roofing on steel truss, standard electrical & finishing, no plumbing.	2,385.00
4	Class room block, 2-storey RC frame, RRM wall footings and RC column & footings, floors-terrozo on RCC slab or timber flooring over RC joist, brick wall with CRM veneer & 50mm cavity, half brick/ glazed timber partition, timber doors / windows frames/shutters and ceilings, CGI sheet roofing on steel truss, standard plumbing electrical & finishing.	2,077.00

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5	Class room & staff office block, single-storey load bearing, RRM wall foundation & wall, floors-terrozo or timber on concrete slab , timber doors / windows frames/shutters and ceilings, CGI sheet roofing on timber truss, timber cornice, standard plumbing electrical & finishing.	1,674.80
6	Conference/Auditorium block, 3-storey RC frame, RRM wall footings and RC column & footings, floors-terrozo on RCC slab or timber flooring over RC joist, brick wall with CRM veneer, half brick/ glazed timber partition, timber doors / windows frames/ shutters and ceilings, CGI sheet roofing on steel truss, standard plumbing electrical & finishing.	3,074.00
7	Auditorium block, single-storey load bearing, RRM wall foundation & wall, floors-terrozo or timber on concrete slab , brick wall partitions, timber doors / windows frames/shutters and ceilings, CGI sheet roofing on steel truss, timber cornice, standard electrical & finishing.	2,151.80
8	Library block, 2-storey RC frame, RRM wall footings and RC column & footings, floors-terrozo on RCC slab or timber flooring over RC joist, brick wall with CRM veneer, brick wall/ glazed timber partition, timber doors / windows frames/ shutters and ceilings, CGI sheet roofing on steel truss, standard plumbing electrical & finishing.	2,438.00
9	Hospital general ward, 2-storey RC frame, RRM wall footings and RC column & footings, floors-terrozo on RCC slab , brick wall , brick wall / glazed timber partition, timber doors / windows frames/ shutters and ceilings, timber cornice, CGI sheet roofing on timber truss, standard plumbing electrical & finishing.	2,491.00
10	Kitchen block (improved traditional), single-storey load bearing, RRM wall foundation , floors-slab with cement finish , ekra walls in cement, timber doors / windows frames/shutters, AC ceilings, CGI sheet roofing on timber truss, timber cornice, basic plumbing/ electrical & finishing.	2,491.00
11	Toilet bath-room block, 2-storey RC frame, RRM wall footings and RC column & footings, floors-RCC slab with ceramic tiles finish, brick wall & partition, timber doors / windows frames/ shutters and ceilings, CGI sheet roofing on steel truss, timber cornices, standard plumbing/ electrical & finishing.	3,074.00
12	Executive Hostel, 2-storey RC frame, RRM wall footings and RC column & footings, floors-terrozo on RCC slab or timber flooring over RC joist, brick in wall with CRM veneer , half brick/ glazed timber partition, timber doors / windows frames/shutters and ceilings, timber crnices, CGI sheet roofing on steel truss, standard plumbing electrical & finishing.	2,575.80

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13	Residential House (improved traditional rural), single-storey load bearing, RRM wall foundation , floors-slab with cement finish , RRM walls, timber partition, timber doors / windows frames/shutters, AC ceilings, CGI sheet roofing on timber truss, timber cornice, standard plumbing/ electrical & finishing.	2,469.80
14	Residential House (improved traditional rural), 2-storey load bearing, RRM wall foundation , floors-mud, RRM walls, partition of RRM & ekra, timber doors / windows frames/shutters, AC ceilings, CGI sheet roofing on timber truss, timber cornice, basic plumbing/ electrical & finishing.	1,992.80
15	Residential House (improved rural), 2-storey load bearing, RRM wall foundation & walls in mud mortar, floors-timber or mud, partition ekra in mud mortar, timber doors / windows frames/shutters, AC ceilings, shingleb roofing on timber truss, timber cornice, basic plumbing/ electrical & finishing.	1,568.80
16	Residential House (improved traditional rural), single-storey load bearing, RRM wall foundation, floors-timber/mud/ cement on concrete slab (wet areas), RRM walls & partition, timber doors / windows frames/shutters, AC ceilings, CGI sheet roofing on timber truss, timber cornice, basic plumbing/ electrical & finishing.	1,780.80
17	Residential House, single-storey load bearing, RRM wall foundation, floors-timber/terrazo on concrete slab, brick in walls & partition, timber doors / windows frames/shutters, AC ceilings, CGI sheet roofing on timber truss, timber cornice, standard plumbing/ electrical & finishing.	2,713.60
18	Residential House, 2-storey RC frame, RRM wall footings and RC column & footings, floors- RCC slab with terrozo/tiled finish, brick in walls & partitions, timber doors / windows frames/ shutters, AC/timber ceilings, RC cornice, CGI sheet roofing on timber/steel truss, high quality plumbing/ electrical & finishing.	3,074.00
19	Residential flats (4 units), 2-storey RC frame, RRM wall footings and RC column & footings, floors- RCC slab with timber/cement finish, HCB in walls & partitions, timber doors / windows frames/ shutters, timber ceilings, RC cornice, CGI sheet roofing on timber truss, RC cornices, standard plumbing/ electrical & finishing.	1,992.80
20	Residential flats (2 units), 2-storey load bearing, RRM wall foundation, floors-RC slab with cement finish, bricks in walls & partition, timber doors / windows frames/shutters, timber ceilings, CGI sheet roofing on timber truss, RC cornices, standard plumbing/ electrical & finishing.	2,050.40

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21	Residential flats (2 units), single-storey load bearing, RRM wall foundation , floors-timber / cement on concrete slab, bricks in walls & partition, timber doors / windows frames/shutters, AC ceilings, CGI sheet roofing on timber truss, RC cornices, standard plumbing/ electrical & finishing.	2618.20
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- Added cost index of 55.64% on plinth area rate based on P/ling. (it was approved by Thromde Tshogde in year..... and it may change depending upon present prevailing market rate base on Thimphu)
- Life span of frame structure, load bearing wall and Ekra wall is assumed to be 75 yrs, 50 yrs and 25 respectively.
- Scrape values for frame structure, load bearing wall & Ekra wall is assumed to be 9.18%, 8.54% & 7.12%.

APPLICATION FOR THE CONSTRUCTION OF BUILDINGS IN THE URBAN AREA OF THIMPHU (Please complete clearly using capital letters)

- **Applicants name**.....
- **Contact No**.....
- **Application Registration No**.....(to be filled by CSD,TT)
- **Please submit the following documents:**
 1. 2 sets (A3/A4) of architectural, structural, electrical, water supply and sanitation drawings duly signed by the designer along with certificate of designer.
 2. Copy of Latest Lag thram
 3. Copy of Latest Site Plan-optional (not older than 2 yrs from the date of registration)
 4. Certificate of designer

4) Declaration to be signed by all applicants:

The information supplied in this application form is correct to the best of my knowledge, I shall be held personally responsible for any discrepancies for which I am prepared to face any disciplinary or legal consequences.

Date.....**Signature**.....

Notes:

Every application must be accompanied by this completed form. Signing on behalf of the applicant is permitted.

The responsibility of relocating any municipal services rests with the applicant.

For any cases involving additions, extensions or alterations the following will apply:

- A letter from a structural engineer is to be submitted certifying that the existing foundations are capable of taking the additional loads.
- The existing building fabric is to be clearly identified on the drawings, and the existing setbacks and structure are to be verified as accurate by the applicant.
- All applications should be accompanied by the appropriate documentation as required by the current Building Rules

Please use additional paper to give further information if necessary.



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Thimphu Thromdoe

Building Number: 08

Gongdzin Lam

Thimphu-11001: Bhutan



LETTER OF UNDERTAKING FOR BASEMENT APPROVAL

Date:

I, the undersigned undertake that my building basement is required for the following:

- To meet parking requirements for the tenants of my proposal structure or
- To bring the ground floor at the same level of the existing road level.

Upon approval of the basement, I agree to the following terms and conditions laid down by Development Control Division, Thimphu Thromdoe.

1. I will use the basement as vehicular parking or as storage only as reflected in the approved drawings.
2. Once the basement has been approved and constructed, I will not propose or convert the basement into habitable/commercial space.
3. I pledge to resolve all issues related to drainage and sewerage with my own personal expense.
4. I undertake to repair, reconstruct and compensate for any damages inflicted upon the adjoining properties and take full responsibility for any other issues related due to the excavation of the building basement.
5. I agree to remove and demolish any construction in the basement as per Thimphu Thromdoe's notification if any of the above clauses are violated.
6. I accept the aforementioned terms and agree to all conditions laid down by Thimphu Thromdoe with regard to the construction of the basement.

Name:

CID no:

Plot no:

Thram no:

Mobile no:

Affix Legal
Stamp here
(sign)

Witness

Name:

Mobile no:

CID:

Affix Legal
Stamp here
(sign)

Dasho Thrompon: +975-2-323665, Executive Secretary: +975-2-340355

Phone: +975-2-336310/322757/322265 Fax: +975-2-323662/340415/338951/334203

www.thimphucity.bt



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Thimphu Thromdö

Building Number: 08

Gongdzin Lam

Thimphu-11001: Bhutan



LETTER OF UNDERTAKING FOR LOCATION CLEARANCE OF ANY BUSINESS LICENSE

Date:

I, the undersigned undertake that location clearance for my proposal project/business has been issued by Thimphu Thromdö with the following conditions:

1. Any sound and noise emitting equipment's shall not be used after 9pm till 8am in the morning unless proper sound and acoustics insulation has been done.
2. I shall be fully responsible for any issues or complaints with any organization relating to my business due to its location.
3. Any foul smell, smoke or harmful fumes that my machinery/equipment emits shall be properly contained and treated before releasing it in the environment.
4. Any complaints from adjoining neighbors' tenants or the local community relating to my set up and business shall automatically lead to suspension of the clearance issued by Thromdö.
5. I shall relocate my business set up immediately as and when Thromdö instructs without any compensation or delay.
6. I shall not claim right to damages or opportunity and time losses due to the relocation.

Name:

CID no:

Plot no:

Thram no:

Mobile no:

Affix Legal
Stamp here
(sign)

Witness

Name:

Mobile no:

CID:

Affix Legal
Stamp here
(sign)



ཐིམ་ཕུག་ ཁྲོམ་གྱི་
ཕྱི་རྒྱུ་ཡང་ ༠༨
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Thimphu Thromdö
Building Number: 08
Gongdzin Lam
Thimphu-11001: Bhutan



LETTER OF UNDERTAKING FOR REMOVAL OF ILLEGAL STRUCTURE

Date:

I, the undersigned undertake that the temporary structure will be removed within a period of months starting from.....and ending on the.....

During the time period given to me by Thromdö, I shall be fully responsible for the following:

1. Any fire related accidents to either the structure or any adjacent property due to my structure.
2. Any injury or deaths due to earthquake or natural disasters due to the substandard design and poor construction quality of the structure.
3. Any health and sanitation related sickness to either the residents or adjacent neighbors' due to poor hygiene and sanitation facilities.

Upon consideration to retain the structure for the given period, I agree to the following terms and condition laid down by Thimphu Thromdö:

1. I shall remove or demolish the structure within the given time period.
2. I shall inform the Thromdö officials a week in advance before the expiry of the time given.
3. Thromdö shall have the rights to withhold any clearance or approval to any of my property if I do not abide by the conditions of the undertaking
4. Thromdö shall have the rights to disconnect all utility services to my structure once the time line expires without prior notice.
5. Thromdö shall have the rights to remove or demolish the structure once the time period given expires as per the undertaking.

Name:

CID no:

Plot no:

Thram no:

Mobile no:

Affix Legal
Stamp here
(sign)

Witness

Name:

Mobile no:

CID no:

Affix Legal
Stamp here
(sign)

Dasho Thrompon: +975-2-323665, Executive Secretary: +975-2-340355

Phone: +975-2-336310/322757/322265 Fax: +975-2-323662/340415/338951/334203

www.thimphucity.bt



ཐིམ་ཕུག་ འོ་མ་སྒྲེ།
ཐིམ་ཕུག་ལྷན་ཁང་ ༠༨
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Thimphu Thromdhe
Building Number: 08
Gongdzin Lam
Thimphu-11001: Bhutan



LETTER OF UNDERTAKING FOR RETAINING WALL CONSTRUCTION ON GOVERNMENT LAND

Date:

I, the undersigned undertake that approval for the construction of the retaining wall on government land has been given based on fulfilling one or all the following conditions:

1. The wall helps increase the stability of the surrounding slope and avoids any soil erosion.
2. The wall helps in improving the width, condition and safety of the existing access road.
3. The wall helps to improve the safety and stability of the adjacent or neighboring structures.
4. The wall improves or increases the number of car parking slots available.

Upon receiving approval for the construction of the wall I shall oblige by the following condition:

1. Not claim ownership of the land occupied or bounded by the wall.
2. Keep the parking space open to the public which was increased or improved by the construction of the wall.
3. Not claim right to the road which was constructed with the approval of the wall.
4. Remove or demolish the wall if any boundary or property conflicts arise due to the construction of the wall or if the wall falls within the ROW of any proposed roads or structure or as and when Thimphu Thromdhe instructs.
5. I shall not claim any right to compensation in the event the wall needs to be removed after the approval is issued by the Thromdhe.

Name:

CID no:

Plot no:

Thram no:

Mobile no:

Affix Legal
Stamp here
(sign)

Witness

Name:

Mobile no:

CID:

Affix Legal
Stamp here
(sign)



ཐིམ་ཕུག་ ཨོམ་སྒྲུབ་
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 ཐིམ་ཕུག་ ༡༡༠༠༡ བུ་རྒྱལ་



Thimphu Thromde
 Building Number: 08
 Gongdzin Lam
 Thimphu-11001: Bhutan



LETTER OF UNDERTAKING FOR ROOF SLAB APPROVAL

Date:

I, the undersigned undertake that the roof slab construction has been proposed for the following functions only.

1. For fire & wind protection
2. Insulation from heat and cold
3. Lightning and short-circuiting of exposed electrical lines, and
4. Water proofing only.

Upon approval of the roof slab construction, I agree to the following terms and conditions laid down by Development Control Division, Thimphu Thromdoe.

1. I will not raise my roof props more than 60mm above my roof slab/phana
2. I will not use transparent sheets for my roofing
3. I will use the space between the roof slab and roof for water tank storage only.
4. I will not convert or use the space between the roof slab and roof for habitation.
5. This undertaking supersedes any other previous approval or drawing approved by Thimphu Thromdoe.
6. I agree to remove and demolish any construction as per Thimphu thromdoe's notification if any of the above clauses area violated.
7. I accept the aforementioned terms and agree to all conditions laid down by Thimphu Thromdoe with regard to the construction of the roof slab.

Name

Cid no:

Plot no:

Thram no:

Mobile no:

Affix Legal
Stamp here
(sign)

Name:




Mobile no:

Cid:

Affix Legal
Stamp here
(sign)

Application for the Certificate of Occupancy




The Certificate of Occupancy is made online in collaboration with the G2C office. The owners are only required to fill in and submit an online form. For renewal of Occupancy Certificate, the owners also need to attach a copy of the old Occupancy Certificate. The documents will then be verified and the owner will be informed once the verification is completed. The owners can then make the payment online and print the Occupancy Certificate.

	Thimphu Thromde Building Number: 11 Khangteng, Lam Thimphu 1701, Bhutan																																		
Application ID: BA/302/2017/1/Kawang Damisa/001																																			
<u>OCCUPANCY CERTIFICATE</u>																																			
This is to certify that the structure has been built in accordance with the approved drawings of the Thromde. The structure is therefore fit for occupancy for the specified approved use only.																																			
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Chief Development Control Division THIMPHU THROMDE		 Executive Secretary THIMPHU THROMDE																																	

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with vert attached

	Thimphu Thromde ཐིམ་ཕུ་ཐ་ར་མེད་ ཐིམ་ཕུ་ཐ་ར་མེད་ ཐིམ་ཕུ་ཐ་ར་མེད་	Thimphu Thromde Building Number: 11 Thimphu, Bhutan Thimphu 11001, Bhutan																																		
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SCHEDULE

This Agreement is made by the Owner and the Designer on the date described for the design and consultancy service of the building on the following plot:

Date:

Plot No.:

Thram No.:

Net Area:

No. of Floors:

Location:

The Designer hereby agrees to take full responsibility of the design to follow the Development Control Regulations – 2016, Bhutan Building Rules – 2002, Traditional Architectural Guidelines, relevant codes of practice for Structural, Electrical, Plumbing and Sanitation design.

The Designer also takes full responsibility to implement the construction as per the approved drawing and if any changes needs to be made during the implementation, the designer shall write and resubmit the revised drawings to the Thromde for approval.

The Owner shall also follow the guidance of the Designer during the implementation of the drawings and should not deviate from the approved drawings without prior written approval from Thimphu Thromde.

Signed by the Owner

Name:

CID:

Signed by the Designer

Name:

CID:

Signed by the Witness

Name:

CID:

