

Table 4.4 : Comparison of Planning Standards with the existing Amenities and Facilities available in Samtse as of year 2004

Sr. No.	Type of Amenities / Facilities	U.D.P.F.I Guidelines	RGoB Standards	Existing Scenario Samtse 2003 – 04 (Existing Population – 3,457)
1	Education			
	Nursery			1 no. part of primary school Town Level
	Population Served	1 per 2,500	1 per 2,500 - 5000	
	Student Capacity	-	100 (max.)	-
	Plot Area (sq.m.)	800	400 (min.)	-
	Built-up Area (sq.m.)	-	-	-
	Primary School			1 no. (incl. nursery) Town and near by Geogs
	Population Served	1 per 5000	1 per 2,500 - 6,000	
	Student Capacity	500 per School	350 - 600	923 (incl. nursery)
	Plot Area (sq.m.)	4,000	10,000 - 15,000	6,070
	Built-up Area (sq.m.)	2,000	-	-
	Secondary School			1 no. Regional Level
	Population Served	1 per 7,500	1 per 7500	
	Student Capacity	1,000	350-600	428
	Plot Area (sq.m.)	16,000	20,000-30,000	28,940
	Built-up Area (sq.m.)	6,000	-	-
	Access (km)	-	Upto 5.0 km	-
	Higher Education (College)			1 no. (National Institute of Education) Regional Level
	Population Served	1 per 1,25,000	1 per Region	
	Student Capacity	1000 - 1500	350 - 600	201
	Plot Area (sq.m.)	40,000	60,000	1,63,980
	Built-up Area (sq.m.)	18,000	-	-
	Residential including hostel Area (sq.m.)	4,000	-	-
2	Health			
	Clinic			For larger tow ns only -
	Population Served	-	1 per 2500 - 5000	-
	Plot Area (sq.m.)	-	200-800	-
	Access Distance (km)	-	30 minutes w alking Distance	-
	Dispensary			Basic Health Unit -
	Population Served	1 per 15000	1 per 10,000	-
	Plot Area (sq.m.)	800 - 1200	3000-10,000	-
	Access Distance (km)	-	30 minutes w alking Distance	-



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2	Health			
	Hospital	Intermediate level	Regional Level	1 no. (Capacity – 60 Bed)
	Population Served	1 per 1,00,000	1 per 30,000	Regional Level
	Plot Area (sq.m.)	10,000	5000 – 20,000	98,280
	Access Distance (km)	-	Max. 1 hour drive w ithin region	-
3	Open Spaces			
	Group Open Space		Children’s Playground	-
	Population Served	-	1 per 2500-4000	-
	Total Area (sq.m.)	-	100 (min)	-
	Per Capita Space (sq.m.)	-	-	-
	Access Distance (km)	-	10 minutes w alking from most houses.	-
	Central Plaza			-
	Population Served	-	1 per 25,000	-
	Total Area (sq.m.)	-	2,000-5,000	-
	Park / Playground		Local Field Sport facility	-
	Population Served	-	1 per 5,000	-
	Total Area (sq.m.)	-	20,000 – 25,000	-
	Per Capita Space (sq.m.)	-	0.50 ha per 1000 people	-
	Access Distance (km)	-	-	-
	Major Public Park/ Open Space			1 no.
	Population Served	Medium Tow n	1 per 2,500-20,000	Tow n Level
	Total Area (sq.m.)	-	Min. 0.5 ha per 1000 person or not less than 10% of a developed area w ith a centrally accessible location.	19,340
	Per Capita Space (sq.m.)	1.4 – 1.6 Ha. Per 1,000 persons		-
	Access Distance (km)	-		-
4	Recreational Facilities			
	Recreational Club		Sports based activities	-
	Population Served	1 per 50, 000	1 per 5,000-30,000	-
	Total Area (sq.m.)	5,000	15,000 – 25,000	-
	Performing Art Center			-
	Population Served	1 per 50,000	-	-
	Total Area (sq.m.)	1,000	-	-



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4	Recreational Facilities			
	Meditation & Spiritual Center			4 nos. (1 Dratshang + 1 Lhakhang + 2 Chorten)
	Population Served	1 per 50,000	-	Regional/Tow n Level
	Total Area (sq.m.)	2,500	-	-
5	Commercial Establishments			
	Convenience Shopping			
	Population Served	1 per 4,000	1 per 2,500	-
	Number of shops	24 formal & 13 informal	-	-
	Area per shop (sq.m.)	-	-	-
	Total Area (sq.m.)	-	min. 100 Built up	-
	Access Distance (km)	-	Within neighborhood area	-
	Local Shopping			
	Population Served	1 per 5,000-20,000	1 per 2,500 - 5,000	-
	Number of shops	55 formal & 20 informal	-	-
	Area per shop (sq.m.)	-	-	-
	Total Area (sq.m.)	-	min. 240 Built up	-
	Access Distance (km)	-	-	-
	Community Shopping			1
	Population Served	1 per 25,000-1,00,000	-	Regional Level
	Number of shops	365 formal & 110 informal	-	30-40 formal shops
	Area per shop (sq.m.)	-	-	-
	Total Area (sq.m.)	-	-	-
	Weekly Market			1
	Population Served	-	1 per 30,000	Tow n level
	Total Area (sq.m.)	-	2,000 w ith additional 20% to 50% parking space	7,900
6	Social Infrastructure			
	Community Room			-
	Population Served	1 per 5,000	-	-
	Total Area (sq.m.)	660	-	-
	Community Hall			-
	Population Served	1 per 15,000	-	-
	Total Area (sq.m.)	2,000	-	-



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7	Other Amenities & Services			
	Veterinary Hospital	-	1 per Region	1
	Fire Fighting			-
	Population Served	1 per 2, 00,000	1 per 15000	-
	Plot Area (sq.m.)	6,000	250 (for 3 vehicles)	-
	Access Distance (km)	1 to 3	-	-
	Petrol Pump			1 no.
	Population Served	1 petrol pump for 150 ha of gross residential area in residential use zone	1 per 2,500 - 15,000	Regional Level
	Plot Area (sq.m.)	One petrol pump in each community center Two Petrol Pump in district center	Min. 500 sq.m -	Approx. 1,500
	Vehicle Service Centers			-
	Population Served	-	1 per 2,500 – 15,000	-
	Plot Area (sq.m.)	-	Min. 500 sq.m	-
	Postal Office	1 post office per 10,000 - 15,000 population	1 post office for 15,000 persons with site area 4000sq.m	4,620 sq.m.
	Postal Agency (Neighborhood)		1 post office for 4,500 persons with minimum built area 25sq.m	-
	Taxi Stand	not more than 0.5 km from farthest point in any residential area	1000sq.m for 50 taxis in central town. Site for 10 taxis near neighborhood center	Approx. 2,000 sq.m.
	Bus Terminal		500 sq.m for small town. 2000sq.m for larger towns	-
	Crematorium		1 per town, plot area =2000 sq.m	Near Budhini
	Police Post (Urban Village)	1 per 40,000 persons with site area 1,600sq.m	1 per 2500-4500 person, with site area of 200 sq.m	-
	Local Police Station	1 per 90,000 persons with site area 15,000sq.m	1 per 15,000 person, with site area of 500 sq.m	-
	Regional Police Station	1 for 10,00,000 with site area 48,000 sq.m	1 per 30,000 person, with site area of 10000 sq.m	1 no.



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8	Physical Infrastructure			
	Telecommunication	10 lines per 100 population	1 line per 15 persons. Site area of min. 4000 sq.m for Telephone exchange	1 no. (5,530 sq.m.)
	Electric Transformer	-	1 per 6000 persons in residential area with an installation area = 25 sq.m	8 nos. and 1no. diesel generator
	Refuse Depot	-	1 for 2,500 - 30,000 persons, site size 5000 sq.m per 10,000 persons	-



Table 4.5 : Proposed Amenities and Facilities by the year 2025 for both Town Level and Urban Village Level

Sr. No.	Type of Amenities / Facilities	Existing Scenario SAMTSE 2003 – 04 (Existing Population – 3,457)	Proposed Scenario SAMTSE 2025	
			Town Level (Estimated Population – 10,000 – 14,000) Numbers Include Existing Facilities	Urban Village Level (Estimated Population – 5,000 – 6,000) For each Urban Village
			1 Education	
	Nursery	1	Proposed at every Urban Village Level	1
	Primary School	1	Proposed at every Urban Village Level	1
	Secondary School	1	1 (Up grading the existing school campus)	At Town Level
	Higher Education (College) Residential including hostel	1 (NIE)	1	-
2 Health				
	Clinic	-	Proposed at every Urban Village Level	1
	Dispensary	-	Proposed at every Urban Village Level	1
	Hospital	1 (60 Bed)	Upgradation of Existing Hospital	At Town Level
3 Open Spaces				
	Group Open Space	-	Proposed at every Urban Village Level	1
	Central Plaza	-	1	At Town Level
	Park / Playground	-	Proposed at every Urban Village Level	1
	Major Public Park/ Open Space	1	1	At Town Level
4 Recreational Facilities				
	Recreational Club	-	1	At Town Level
	Performing Art Center	-	1	At Town Level
	Meditation & Spiritual Center	-	1	At Town Level
5 Commercial Establishments				
	Local Shopping	-	Proposed at every Urban Village Level	1
	Community Shopping	1	1	At Town Level
	Weekly Market	1	1	At Town Level



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			Town Level (Estimated Population – 10,000 – 14,000) Numbers Include Existing Facilities	Urban Village Level (Estimated Population – 5,000 – 6,000) For each Urban Village
			6	Social Infrastructure
	Community Room	-	Proposed at every Urban Village Level	1
	Community Hall	-	1	At Town Level
7	Other Amenities & Services			
	Veterinary Hospital	1	Upgradation of Existing One	-
	Fire Fighting	-	1	At Town Level
	Petrol Pump	1	2	At Town Level
	Vehicle Service Centers	-	2	At Town Level
	Postal Office	1	1	At Town Level
	Postal Agency (Urban Village Level)	-	-	1
	Taxi Stand	1	1	1
	Bus Terminal	1(Shared Premises with Taxi Stand)	1 (Independent Premises)	At Town Level
	Public Conveniences	-	Proposed at every Urban Village Level	1
	Police Post (Urban Village Level)	-	-	1
	Local Police Station	-	-	1
	Regional Police Station	1	1	At Town Level
8	Physical Infrastructure			
	Infrastructure Maintenance (Electric Sub-station, Water Supply Monitoring Cell, Bill Center)	-	-	1
	Telecommunication	1	1	At Town Level
	Electric Transformer	8	-	At Town Level
	Refuse Depot	-	1	At Town Level

