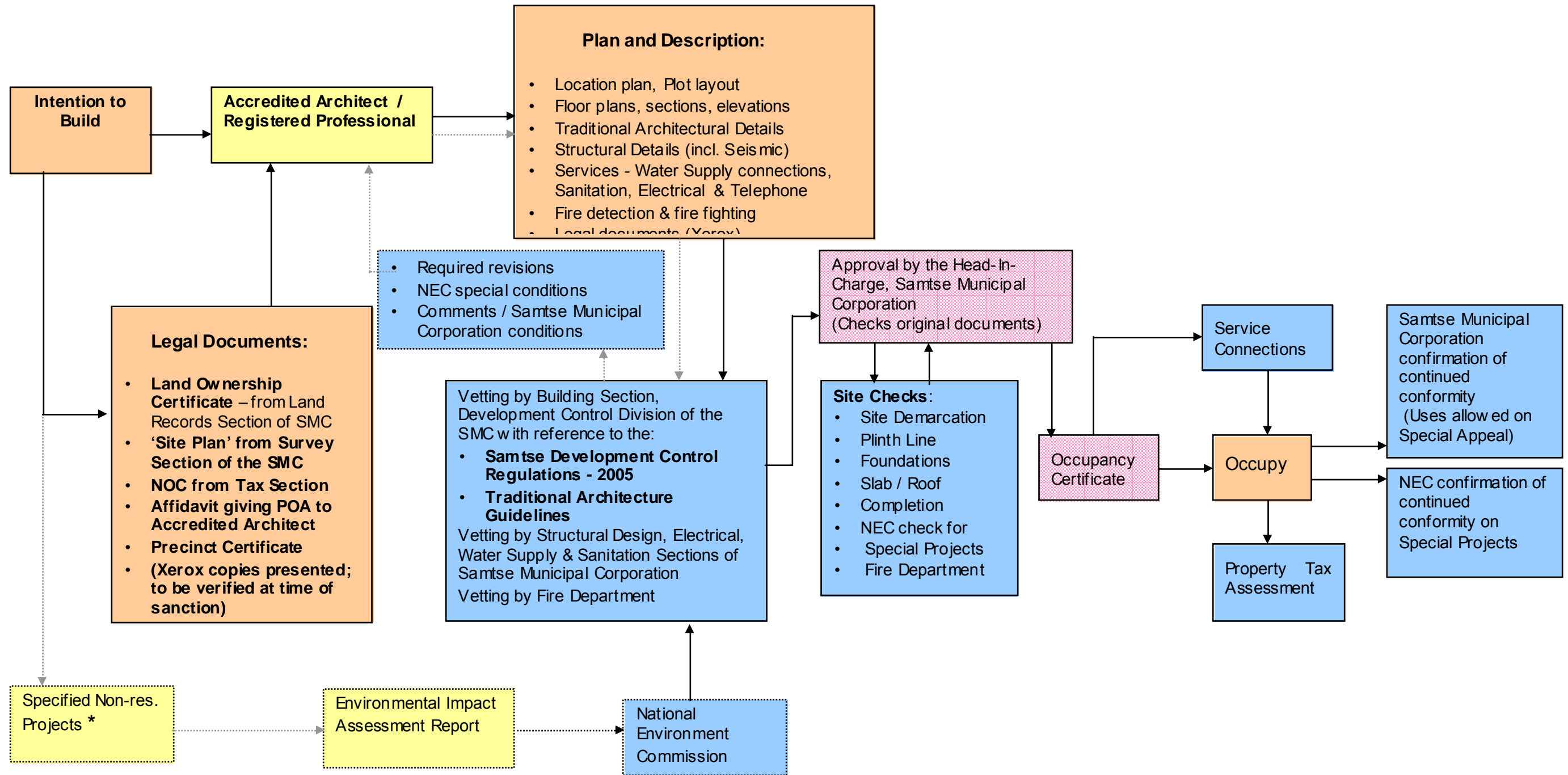


Procedure for obtaining building permission and also the procedures that are to be followed during construction of three or more residential units, or any building on a plot of more than 1000 square meters of land/ or more than two floors (Ground plus two and more) or buildings for non-residential uses.



* See Precinct conditions for limited cases.



6.2.2.6 Procedure during Development or Construction Activities

1. No person in-charge at any stage shall, except with previous written permission of the Implementing Authority, carry out further work after the issue of any requisition of these Development Control Regulations in respect of any previous stage in the development or construction unless the requisition has been duly complied with and the fact reported to the Implementing Authority.
2. The progress certificate shall not be necessary in the following cases:
 - a) Alteration in Building not involving the structural part of the building.
 - b) Extension of existing residential building on the ground floor up to maximum 15 sq.m floor area.

A. Commencement Certificate

No person in charge at any stage shall, except with previous written permission of the designated officer of the Implementing Authority, or his authorized representatives, start work before the period of notice mentioned as above expires. On receipt of the progress certificate from the owner/applicant/supervisor, it shall be the duty of the Implementing Authority to check for deviation from the approved plan which may require resubmission or amended plan for approval of the Implementing Authority.

B. 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. The use of a public street / road or a public place for loading and unloading and stacking of materials of construction and construction equipment shall not be allowed. Material or equipment found on public street/road or public land is liable to be confiscated and the owner shall be liable for penal charges.

C. Documents at Site

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

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

D. 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, including quality control, 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 thereof without giving prior notice of his intention to do so.

1. **Plinth Completion Certificate:** After the completion of work of each building up to the plinth level, the owner/his representative shall give notice in the prescribed form, to the Implementing Authority. The Implementing Authority shall carry out the inspection and give him permission in the form of Plinth Completion Certificate, for carrying out further construction work as per the sanctioned plan.
2. **Inspection at various stages:** Following shall be the recognized stages for progress verification and checking in the erection of a building or the execution of a work:-
 - a) Site layout shall be verified and approved by the authorized Engineer/Building Inspector from the Implementing Authority;
 - b) Plinth; (in case of basement before the casting of basement slab)
 - c) First storey;
 - d) Middle storey in case of building with more than three floors; and,
 - e) Last storey.
3. A person/body who is empowered/responsible under these Regulations shall give to the designated officer of the Implementing Authority at least four working days 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/architect 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.
4. 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.
5. The applicant shall keep, during carrying out of development, a copy of the approved plans and other documents on the premises where the development is permitted to be carried out.
6. 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., etc. name of owner and name of Architect/ Engineer/Developer /Owner, Building Permit No.
7. **Inspection by Fire Department:** For special buildings/buildings with more than three floors, the work shall also be subject to inspection by the Chief Fire Officer. The Implementing Authority shall issue the occupancy certificate only after clearance by the said Chief Fire Officer/Implementing Authority.

E. Deviation during Construction Time

Alteration in the approved building plan shall require prior approval from the Implementing Authority. Notwithstanding anything stated in the above regulations it shall be incumbent on the person whose plans have been approved to submit revised plans for deviations he proposes to make during the course of construction of his building work and the procedure laid down for plans or other documents here to before shall apply to all such revised plans.



F. 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:

1. In case of any change from the approved plans, (which is permissible within these regulations), a completion report in the prescribed form along with three copies of the 'as built' drawings endorsed by the Registered 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.
2. A copy of the progress certificate containing all the comments and endorsements of the building inspector at every stage of inspection.

In case of occupying the building or part thereof without obtaining occupancy certificate, the Security Deposit shall be forfeited.

On receipt of the application, the building and its premises shall be inspected 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 inspection team shall consist of authorized Architect and Engineer from the Implementing Authority. Based on this inspection report the Occupancy Certificate shall be issued.

The Implementing Authority issuing occupancy certificate before doing so shall consult concerned designated Fire Authority to inspect the building 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.

G. Issue of Occupancy Certificate

The Authority issuing occupancy certificate shall ensure that

1. Proper hygienic and sanitation facilities have been provided as per standards and are located as per approved plan.
2. Domestic drains (to collect the rainwater) have been constructed as per standards and as per the design directions approved time to time.
3. The completed portion of the building/dwelling unit applied for occupation is fit and safe for occupancy.
4. Construction debris around the building, and/or on the abutting road, and/or adjoining property is cleared by the applicant.

5. The applicant has permanently displayed the full postal address (house number, street name and zone) outside the main entrance to the building and where appropriate, each dwelling unit, with unit number.
6. The trees as per the design, are planted on site or ensure this by taking suitable deposits as decided from time to time for specific period by the Implementing Authority.
7. Parking space is properly paved and the layout of parking space is provided as per the approved plans. Signboards indicating the entrance, exit and location of parking spaces for different types of vehicles shall be permanently erected and maintained at a prominent place of a building unit.
8. Certificate of lift Inspector has been procured and submitted by the owner, regarding satisfactory erection of Lift.
9. Proper arrangements are made for regular maintenance of lift is provided.
10. The completion report endorsed by the Implementing Authority and certificate of fire department has been procured and submitted by the owner.
11. Proper arrangements are made for regular maintenance of fire protection services.
12. There shall be a ground water percolating well at the lowest corner of the site in a building land parcel having area more than 1500 sq. m.
13. In the case of buildings with three storey or more, public gathering places, cinemas, auditoria, schools, colleges, government building and hospitals, a Certificate of Structural Stability shall be obtained from the structural designer.

The occupancy certificate shall not be issued unless the required information is furnished by the owner and the Structural Designer/Architect concerned, in the schedule as prescribed by the Implementing Authority from time to time. 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.

H. Change of Building or Premises Uses

The applicant shall apply in writing to the Implementing Authority for conversion of approved building or premises uses 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 these regulations.

I. Confirmation Inspections by Special Authorities and Samtse Municipal Corporation Regarding Special Projects Sanctioned / Appeals

Developments sanctioned through special conditions/appeals as listed in the Precinct Sanctions shall be liable for inspections by the NEC or the Implementing Authority for revalidation of the development permission.

J. 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. Special care must be taken that no person is



electrocuted, that no one falls, or that no one is burnt, or that no material falls on a person. A site wherein construction goes above 10 meters in height (or three floors) is deemed to be a “Hard Hat”/helmet site and every person on that site shall wear a hard hat/helmet at all time. On such sites safety barriers will be erected around all chutes, shafts, floor openings and slab edges, etc.

K. Child Labour

It is incumbent that the architect 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 5000 sq.m or more shall provide a crèche or day care centre for the laborer’s children, where one, or more, women are employed on site.

L. Protection of adjoining Public Properties

No construction activity in any site shall damage any of the public properties located adjoining the site, or use these properties for their personal benefits like storing of construction materials during the construction time.

6.2.2.7 Development Without Prior Approvals

If a work requiring the written permission of the Implementing Authority under the provision of these Regulations or other rule, regulation or by-law is done by a person without obtaining written permission, 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. 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. 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.

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.

The Implementing Authority shall take suitable action against the registered architect/engineer, developer and others as specified in the Regulations involved in such development activities.

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 accordance with the provisions of these 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, an additional amount shall be charged on the entire land area or total built up area as per the following rates, over and above the regular charges / fees.

Table 6.1 : Regulation Fees with respect to Developments without prior Approval

Sr. No	Nature of the unauthorized Development	Rate of regularization fee per sq.m for the portion of land in which development is made (or) commenced
1	Application for development (building) permission is not made.	20 times of the regular fees / charges
2	Application has been made but development (building construction) has been commenced prior to grant of permission	10 times of the regular fees / charges
3	All additional uses including layout and sub-division of land for which development approval has not been obtained	2 times of the regular fees / charges

6.2.2.8 Precinct Schedule with Applicable Regulations

The Samtse Structure Plan is structured into several precincts as earlier mentioned in Chapter 5.0 (Sub-Chapter 5.3). These precinct categories are formulated so that the city can harmoniously function as a growing organism. The type of development in each precinct shall be regulated as per the “Table of the Precinct Schedule,” showing Uses Permissible in the Designated Precincts’ (Sub-Chapter 5.3).

The following table regulates the Precinct Schedule showing Maximum Allowable Plot Coverage, Setbacks, number of designated Floors and Parking requirements in each Precinct.

The purposes of these regulations are very clear;

1. They are to assure that all habitable enclosed spaces obtain adequate ventilation and sun light.
2. They are to assure emergency access to all corners of all buildings in the advent of fires or earthquakes.
3. They are to assure access to under ground service networks (water and sewerage pipes); cables (electrical and communications).
4. They are to assure that septic tanks and their soak pit areas are open directly to sky and have adequate areas to function.
5. They are to assure visual privacy between one occupied unit and another.
6. They are to assure that there is adequate space on-site to park the vehicles owned by the building occupants and their visitors.



7. They are to bring visual order and harmony to the concerned towns.
8. They are to discourage plot fragmentation below optimal sizes and encourage amalgamation of land into plot sizes which can accommodate parking, leave adequate set-backs, and be safe and hygienic.

The less densely urban areas are built-up, the more costly the provision of basic urban infrastructure construction and maintenance becomes, on the other hand where density becomes inordinately high; it is not possible to park vehicles, for traffic to move smoothly, or to remove sewerage and solid waste. Thus, Urban Development Controls are in the interest of public safety, hygiene, convenience, cost effectiveness, viable urban management and easy vehicular and pedestrian movement.

Before proceeding with the actual table some terminologies are needed to be defined for the understanding of the reader.

Plot Area

Shall mean the 'Actual Area' of a piece of land registered as with the Land Records Office of the Implementing Authority.

Built-Up Area

Shall mean the area covered by a building on all floors including cantilevered portions, if any, but except the areas excluded specifically under these Regulations

Floor Area

Shall mean the built-up area including the area of walls.

Basement or Cellar

Shall mean the lowest storey of a building having minimum half of the clear floor height of the basement or cellar below the lowest ground level, but at least one meter of clearance (on average) above the ground level.

Plot Coverage

Means percentage of Area of Plot covered by structures, building plinths, walls, etc. either permanent or semi-permanent in nature of the total plot area.

Setbacks

Means the distance between the plot boundary and the building outer edge, or the distance between buildings within a plot.

Building Height

Shall mean the vertical distance measured from the level of the lowest natural ground level (side facing legal road), which provides principal access to the development, up to the top of

the finished level of the top most floor slab in case of flat roofs and up to the midpoint of the height of the 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 according to the regulations specified.

In addition to the precinct regulations, the height of buildings shall be governed by the "Guidelines on Traditional Architecture of Bhutan" and by the overall allowable building heights.

Parking Space

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

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.

Building features that shall be excluded from the calculation of built up area are:

- 1) Areas covered by porches, canopies, weather shields, etc.
- 2) Parking spaces.
- 3) Basements if not used for habitable purposes.

Site Plan

Means the up-to-date legal plan of the plot showing all boundaries, their dimensions, the total plot area, angles in degrees of corners, abutting legal roads and required set-backs issued by the competent authority.

Demarcation

Means the marking out of the Site Plan at the actual location, on the ground, by the competent authority in the presence of the owner and adjacent plot owners, if any.

Urban Peripheral Control Zone

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

For a detailed list of terminologies and their respective definitions used in the proposed Development Control Regulations refer to Appendix-C at the end of this report.



The type of development in each precinct shall be regulated as per the following table.

Table 6.2 : Precinct Schedule Showing Plot Coverage's, Setbacks, Maximum Number of Allowable Floors and Parking requirements in each Precinct

Sr. NO.	DESIGNATED PRECINCTS	PLOT AREA (SQ.M.)	MAX. PLOT COVER AGE (%)	SETBACK			MAXIMUM HEIGHT Number of Floors
				F R O N T	B A C K	S I D E	
1.0 URBAN VILLAGE PRECINCT							
1.1	UV - 1 Village Square	371.6 - 1000	50	<ul style="list-style-type: none"> • 3m on three sides • 5m on the side accommodating the Septic Tank 			3
		1001 - 2500	45				4
		>2500	45				5
1.2	UV - 2 Urban Village Core	1000 - 2500	50	<ul style="list-style-type: none"> • 4 m in the Front. • 3m and 5m in the sides adding to 8m between buildings. • 5m in the rear 			4
		2501 - 5000	45				5
		> 5000	50				5
1.3	UV - 3 Urban Village Periphery	300 - 400	50	<ul style="list-style-type: none"> • 3m on three sides • 5m on the side accommodating the Septic Tank 			2
		401 - 1000	50				3
		1001 - 2500	45				4
		>2500	40				4
1.4	UV - 4 Urban Village Enclave	100 - 300	50	<ul style="list-style-type: none"> • 3m and 5m on front and back with respect to the position of Septic Tank 			1
		300 - 400	50				2
2.0 URBAN HUB PRECINCT							
2.1	UC - 1 Urban Hub	400 - 1000	50	<ul style="list-style-type: none"> • 3m on three sides • 5m on the side accommodating the Septic Tank 			3
		1001 - 2500	45				4
		2501 - 5000	45				5
		> 5000	40				5

3.0 INSTITUTIONAL PRECINCT							
3.1	I - 1 Institutional	>1000	25	<ul style="list-style-type: none"> • 3m on three sides • 5m on the side accommodating the Septic Tank 			3
3.2	I - 2 Dzong	>1000	30				-
4.0 ENVIRONMENTAL PRECINCT							
4.1	E - 1 Environmental Conservation	-	-	-	-	-	-
4.2	E - 2 Forest Environments	-	-	-	-	-	-
4.3	E - 4 Flood Prone Zone	4000	-	-	-	-	-
4.4	E - 5 National Importance Open Spaces	-	10	-	-	-	2
4.5	E - 6 Local Green Space System	-	10	-	-	-	2
4.6	E - 7 International Buffer Zone	-	-	-	-	-	-
4.7	E - 8 Endowment for the future	-	Present Coverage	-	-	-	2
5.0 HERITAGE PRECINCT							
5.1	H Heritage Precincts	-	Standards to be framed after Discussion with the NCCA & Department of Culture, RGoB				1
6.0 SPECIAL ECONOMIC PRECINCT							



6.1	SE - 1 Urban Corridor	1000 - 2500	40	As per the regulations of UV-2			4
		>2500	35				4
6.2	SE - 2 Transit Terminal	-	-	-	-	-	3
6.3	SE - 3 Dry port	>1000	30				2
6.4	SE - 4 Service Centers and Industries	400 - 1000	40	<ul style="list-style-type: none"> ● 3m on three sides ● 5m on the side accommodating the Septic Tank 			2
		1001 - 2500	45				3
		2501 - 5000	45				3
		>5000	50				3
8.0 DEFENCE PRECINCT							
8.1	D Defence	-	30	-	-	-	2

NOTE :

1. **Plot Coverage** : The maximum permissible plot coverage shall be within the set back rules. In the case of residential buildings, and balconies (not enclosed or roofed) projecting up to 1.2 m from the ground floor external wall face shall be permitted. Such projections/structures shall not cover the septic tanks. In the case of commercial buildings cantilevered projections shall be allowed only at the rear side.
2. **Building Height** : The permissible number of floors is inclusive of the ground floor and will be determined from the ground floor level. In addition to the precinct regulations, the height of buildings shall be governed by the "Guidelines on Traditional Architecture of Bhutan" and by the overall allowable building heights.
3. In any case, no development shall be allowed in the form of a single leveled block, which involves cutting the natural terrain of the plot by more than **1.5 meters** (one and half meters) height, resulting in forming the ground level of the proposed development at any given point.
4. Cantilevers in the form of Portico (or) Porch shall be allowed within the minimum setbacks, with a condition that the dimension of such cantilever projection should be less than half the dimension of the setback, with no habitable use above them. These projections should strictly comply with the traditional architectural guidelines prescribed by the competent authorities.

5. Ramps leading to the basement parking shall be allowed within the minimum setback leaving a clear margin of 1.5 m from the plot line. No roof cover shall be allowed for the ramp if located within the minimum setback area.
6. **Existing Non-Conforming Uses** : A lawful use of land existing prior to the notification of the Samtse 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 of the buildings, nor extension, or intensification of the non-conforming use shall be permitted. A change proposed in the existing building shall be permitted only if it is intended for changing the use to one that is permitted as per the schedule of permitted uses in the concerned Precinct. In principle the Implementing Authority will not allow extensions, modifications of Non-conforming Uses. Non-conforming uses that are incompatible to the surrounding uses or activity shall be allowed to continue operations for a maximum of five calendar years from the date these Precinct Sanctions become operational. A maximum of one, three-year extension, based on hardship can be made by the Implementing Authority. After that period no Non-Conforming use that is incompatible to the surrounding uses or activity shall be allowed.
7. **Parking Requirements** : Plot level parking, fulfilling the entire parking requirements of the proposed development in the plot, is mandatory for all the plots located within the Samtse Municipal Limit. Vehicular parking spaces for various developments should fulfill the standards prescribed as per the Planning Standards for Urban Settlements in Bhutan, Department of Urban Development and Housing, Ministry of Communication, 1999.

6.2.2.9 Regulations for future Local Area Layouts and Individual Plot Sub-Divisions

A Person, firm, agency, body or developer intending to carry out local area layout development in or over a land or subdivide land or a building within the limits of the Samtse Municipal Corporation (SMC) or the Urban Peripheral Control Zone (UPCZ) shall obtain prior permission for the same from the Implementing Authority by applying on the prescribed form and furnishing all information in the forms and format prescribed and as may be amended from time to time by the Implementing Authority. The application procedure shall comply with the planning standards as prescribed by the competent authority.

Subdivision of a land into smaller parcels for developing a layout or for construction of buildings shall not be permitted unless it derives access from an authorized and developed street/means of access. This implies that land locked/trapped sites shall not be sub-divided.

A. Internal Road Layout

Minimum Width of Road



The width of internal road right of ways in any layout cannot be less than 6m of width. However the width of the road could be decided with respect to the total land area the road serves as per the following table.

Table 6.3 : Width of Roads to be provided in Layouts

Sr. No	Precinct Type	Road / Access length in meters.	Width of road right of way (m) for total area served (sq.m.)		
			Up to 10000 sq.m	10000 to 25000 sq.m	More than 25000 sq.m
1	Urban Village Core and Periphery and other residential precincts	Up to 300	6.0	6.0	8.0
		301 to 600	8.0	8.0	10.0-12.0
		above 600	10.0	12.0	15.0
2	Urban Core, Urban Hubs, Industrial and any use other than residential.	Up to 300	8.0	8.0	10.0
		301 to 600	10.0	12.0	15.0
		above 600	15.0	18.0	24.0

NOTE:

- Road / access provisions as described in the above table shall be over and above the marginal/setback open space to be left as per the requirements given in these Regulations
- The length of an internal road shall be measured from its origin/the point of its junction with the wider road and its end/the junction with a narrower road.
- In the case of a plot, surrounded on all sides by other plots, that is land-locked / trapped plot which has no access to a street or road, the Implementing Authority may enforce access through adjoining plots or plot which shall, as far as possible, be nearest to the street or roads from the land-locked plots, at the cost of owner of the land-locked plot and such other conditions as may be prescribed by the Implementing Authority.
- In cases of areas where no Local Area Plan is prepared, the existing means of access or easement road/access, an imaginary plot boundary shall be considered at minimum six meters from the centre of the road and from this imaginary plot boundary the margin/setback and other regulations shall be enforced till the local area plan is prepared. The Implementing Authority may enforce further set back considering the proposed development in the surroundings area in necessary.
- The decision of the Implementing Authority shall be final in computing the length of the road for the purpose of determining the width.
- In the case of termination of an internal road or roads, a 12 m diameter turning circle, or 12 m x 6 m turning 'T' (12 m. measured along the transverse branches on the street line) shall be enforced. Cul-de-sac roads shall not be allowed beyond a length of 150 m.
- The level, gradients, position of the services such as water supply lines, street lighting, storm water drains, sewer lines, manholes, trees, etc. shall be fixed as approved by the Implementing Authority.

- The shape of the plots, the junction of the roads, curves at the corners shall be designed as directed by the Implementing Authority.

Curvature/ Rounding off or Splay at Road Junctions:

Curvature / rounding off or splay at road junctions shall be provided as prescribed below :

- 4.5 m radius or splay if the width of the road is up to 8 m.
- 6 m radius if the width of the road is more than 8 m. and up to 12 m.
- 9 m if the width of the road is more than 12 m. and up to 18 m.
- 10 m radius if the width of the road exceeds 18 m.
- At the junction of the roads, the width of the wider road shall be taken into consideration in determining the radius of curvature.
- The building edge shall be set at least 3 m. from the intersecting curve / splay.

B. General Land Utilization Guidelines for Future Plot Sub-Division

In the subdivision of land 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 6.4 : Land Utilization Indices for subdivision of land for the purpose of Plotted Development, or for Group Housing in the form of Flatted Development

Sr. No.	Land Utilization	For layouts of above one hectare area	For layouts of less than one hectare area
		% of Total Land	% of Total Land
1	Residential *	60 to 65	65 to 70
2	Roads and footpaths	up to 27	20 to 25
3	Open space #	10	10
4	Public amenities (day care, school, health center, etc.)	2 to 4	-
5	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 percent 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 three meters.

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.

NOTE:

The areas under roads/streets/ footpaths and areas reserved for public amenities and utilities have to be transferred to the Implementing Authority before final approval can be obtained.



C. Plot Consolidation

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

Approach Road

Consolidation of plots shall be allowed only if the plots abut approach roads as follows:

1. The minimum width of the roads within the layout is as follows:
 - a) Development of individual residential typologies : 6.0 meters.
 - b) Development of Flats or other non-residential development: 8.0 - 10.0 meters.
2. 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

1. Where there is no motorable road access to individual plots, but only footpaths, the following shall apply for plot consolidation,

Table 6.5 : Maximum Number of Plots to be served with respect to width and length of foot path

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

2. The maximum length of paved pathway measured from the motorable road up to the farthest plot shall not exceed 50 meters.

D. Minimum Plot Sizes

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

Table 6.6 : Minimum Plot Sizes for Different Precincts

Sr. No.	Category of Use / Occupancy	Minimum Plot Size (Square Meters)
1	Row housing type of residential development, in precincts other than UV-1, UV-2, UC-1, UC-2 and E-3 Precincts	300

2	Residential in UC-1, UV-1 Precincts	400
3	Farm Houses, Bungalows in E-3 and E-4 Precincts	4000
4	Plots in UV-2 precincts and Residential structures with more than 6 dwelling units in UV-1, UV-3, UC-1, UC-2 and other Precincts, where residential use is permissible (except in Low Income Group Schemes)	1000
5	Educational Buildings	4000
6	Community / Multi-purpose hall	1500
7	Petrol pump	1200
8	Service establishment / Workshop	400
9	General Industry	1000

Minimum Plot Sizes allowed along abutting roads of different widths for securing land development / subdivision / building permission shall be as follows:

Table 6.7 : Minimum Plot Sizes for plots with respect to the width of the road

Width of Abutting Road (Meters)	Min. Plot Size Allowed (Square Meters)
Less than 12m	300
12m -15m	600
More than or equal to 18m	1000

E. Common Plot

Provision for common Plot within the local area layout proposed for the development of tenements, flats, group housing, is mandatory and should follow the guidelines of the implementing authority.

F. Tree Plantation

Tree plantation, with indigenous species of the Samtse region, at the rate of one tree per every 100 sq.m. of plot area, shall have to be undertaken and maintained in all developments within the Municipal limit. These trees shall preferably be planted at a spacing of between four to eight meters along the roads and streets, and along the edge of the common open spaces.

G. On-Site Physical Infrastructure

In all private layouts larger than two hectares, or containing forty or more plots, an area of at least one percent of the site shall be provided for garbage collection arrangement, electric sub-



station, 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 SMC and other departments involved in providing services to the development.

H. Collection and Discharge of Storm Water

Every site development shall provide channels at the lower elevation/ level of the site which collects rainwater runoff over the site and discharges this runoff into public storm water drains or the rain water harvesting mechanism installed in the plot. The lower plot shall provide an easement or allow / provide a right of way or channel for the discharge of storm water runoff from natural sources or adjacent plots of higher elevation into the public storm water drains. Installation of rain water harvesting system should be made compulsory at every plot level in the long run.

6.2.2.10 Parking Requirements

Vehicular parking facility should be provided by the developer within the boundaries of the site for all public, commercial, industrial and residential development according to the following schedule.

Table 6.8 : Parking Requirements

Description	Number of Vehicle Parking Spaces Required
1) Residential Buildings (Single Family detached houses and Apartments)	Class – I 100% Car Parking *
	Class – II 75% Car Parking * 25% Two-Wheeler Parking *
	Class – III 50% Car Parking * 50% Two-Wheeler Parking *
	Class – IV 25% Car Parking * 75% Two-Wheeler Parking *
* % of total Residential Units equivalent to one parking space	
2) Shops (up to 40 Sq. Mts or 400 Sq.Ft of Clear Retail Floor Space)	1 Car Parking Space for Every 5 Shops
3) Shops (Over 50 Sq. Mts or 550 Sq.Ft of Clear Retail Floor Space)	1 Car Parking Space for Every 40 Sq. Mts of Clear Retail Floor Space
4) Department Store or Shopping Centers (over 450 Sq. Mts or 5,000 Sq.Ft of Clear Retail Floor Space)	1 Car Parking Space for Every 25 Sq. Mts of Clear Retail Floor Space
5) Offices	1 Car Parking Space for Every 30 Sq. Mts of Net-Usable Office Floor area with a Minimum of 5 per office.
6) Public Halls, Community Centers, Non-Residential Clubs,	1 Car Parking Space for Every 30 Sq. Mts of Net-Usable Floor area

Restaurants and Cafes	
7) Theatres and Cinemas	1 Car Parking Space for Every 15 fixed seats of Public Accommodation
8) Hotels and Guest Houses	1 Car Parking Space for Every Room or 30 Sq. Mts of Net-Usable Floor area
9) Hospital	1 Car Parking Space for Every 10 Beds
10) Industry and Workshops	1 Car Parking Space for Every 80 Sq. Mts of Net-Usable Floor area
11) Warehouses	1 Car Parking Space for Every 100 Sq. Mts of Net-Usable Floor area
12) Vehicles Service and Repair Workshops	5 Car Parking Space for Every Service or Repair Bay

6.2.3 Local Area Plan

The third tier of the proposed Development Management System pertains to the specifics of a given area towards translating the Development Control Regulations proposed in the structure plan at town level to plot level. For implementation and working reasons, these are called as Local Area Plans. At any situation, it is the structure plan which rules over the local area plan of an Urban Village and the link between them extends at various levels. All the non-negotiable elements and components like roads, various environmental protection areas, population accommodation needs, noted in the structure plan must be conserved in the local area plans. On the other hand, it is the basic necessity of the local area plan to rationalize the proposals of the structure plan.

These local areas will form basic units of planning and could be perceived as a tool to translate the broader goals that are outlined in Samtse Structure Plan into a practical setting. On one hand it will facilitate the implementation of the specific objectives of the structure plan and on the other the plan will illustrate the implementation of precincts sanctions within the local area and at individual plot level. It will also address local issues like provision of amenities at comfortable walking distance and restructuring of land parcels into a rational urban system.

The local areas generally, but not necessarily, will cover an Urban Village identified in the structure plan. Normally these are areas bounded by major roads, rivers, surface drains or other natural boundaries. At places where there is no established natural boundary they follow the existing cadastral boundaries. Within these defined areas, the urban systems are laid out completely respecting the guidelines provided by the Development Control Regulations in a workable and implementable manner. The distribution of various precincts proposed in the Samtse Structure Plan will also be rationalized in the Local Area Plans.



At places, where the Local Area Plan covers the entire Urban Village, a high-density housing zone with a village square in centre will be identified. These local areas will be developed as a self-sustainable unit in terms of infrastructure, services and amenities needs. The Village Square with the basic amenities for Urban Village will be generally located along a public transport movement corridor, so that the Village Square becomes the central focus of the Local Area Plan. The idea is to provide compact, walkable communities, surrounded by medium-density residential plots, which in turn is surrounded by low-density development. All the plots falling in a local area plan will be rationalized. Roads and other infrastructure services including water supply networks, sewerage networks, storm water drains, street lighting and solid waste management will be laid out in a hierarchical manner so that all the plots in the local area are well served.

In Samtse, two such Local Area Plans have been prepared for the town as a part of the Samtse Structure Plan.

