

**SG. PLANNING REGULATION FOR INSTITUTIONAL (I)  
SETTLEMENT AREA**

**TABLE 6: PERMISSIBLE USES.**

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Institutional Zone	I Institutional	Local, National & International Institutions	Educational, training, cultural & government institutions, public libraries, Museums, art galleries, exhibition halls, diplomatic enclave, government offices.

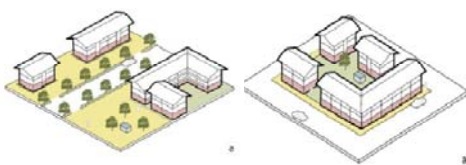
**TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS**

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
Institutional Zone	I Institutional	Residential & other activities incidental to the main institutional uses shall be permitted within the permissible FAR but not more than 20% of the ground coverage and should not exceed 2 floors.

**TABLE 8: PERMISSIBLE DEVELOPMENT CONTROL SCHEDULE**

Settlement Typologies as per the Master Plan of Bumthang and Designated Precinct	Categories of plot area (sq.m)	Permissible Plot coverage range (%)	Permissible Floor Area Ratio	Max. Permissible No. of Floors	Minimum setbacks required on all side (meter)
I Institutional	NA	30-40	0.9	3	3

**TABLE 9: INCENTIVES, SPECIAL CONDITIONS & RESTRICTIONS TO PROMOTE BUILDING TYPOLOGY**

Settlement Typologies as per the Master Plan of Bumthang and Designated Precinct	Categories of plot area (sq.m)	Incentives to promote building typologies	Conditions and restrictions to avail Incentives on building typologies
<p>I Institutional</p> 	NA	As an incentive to promote courtyard formation by built form the maximum permissible FAR shall be raised to 1 for all the land categories.	<p>-The height of the building should not exceed 3 floors, and the maximum permissible ground coverage shall not exceed 40%.</p> <p>- The cluster of buildings should form a common courtyard. The shared space should be usable and accessible by all the buildings within the block.</p>