

SI. PLANNING REGULATION FOR SERVICE & INDUSTRY (S)

SETTLEMENT AREA

TABLE 6: PERMISSIBLE USES.

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Zone for Infrastructure & Industrial zone	S-1 Services & Industry	Service infrastructure and industry establishment.	1. Services: Water treatment plants, sewage treatment plants, electric substation, incineration plants, crematorium ground, abattoir/slaughter house, etc. 2. Industrial: Small scale industries, agro based industry, weaving, carpentry workshops and Bukhari factory.
	S-2 Heavy maintenance industry,	Heavy maintenance industry which has adverse impact on land, water & air.	Heavy maintenance industry, wholesaling and warehousing, automobile workshop, car wash, vehicle garages and workshops. (environment clearance is required)

TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
Zone for Infrastructure & Industrial zone	S-1 Services & Industry	Environment clearance to be obtained from relevant agency.
	S-2 Heavy maintenance industry	Environment clearance to be obtained from relevant agency.

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)
S-1 Services and Industry	1) Below 378	1) 30	1) NA	1) 1	1) 2
	2) Above 378	2) 20	2) 0.4	2) 2	2) 3
S-2 Heavy maintenance Industry	1) Below 378	1) 30	1) NA	1) 1	1) 2
	2) Above 378	2) 20	2) 0.4	2) 2	2) 3