

SH. PLANNING REGULATION FOR TRADITIONAL VILLAGE (TV)

SETTLEMENT AREA

TABLE 6: PERMISSIBLE USES.

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Historic Village	TV Traditional Village	Medium Density, Mixed Use Precinct	1. Predominantly residential & agricultural use 2. Cultural centers, museum, exhibition halls, restaurants and food courts, Tourist home stays only. 3. Household economic activity, light home workshops, and cottage industries not involving use of, or installation of, any 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). E.g. Bakery, tailoring units, beauty parlours etc. as part of residential units. Private residences with commercial activities at lower floors, local level retail shops and services.

SPECIAL GUIDELINES FOR TRADITIONAL VILLAGE.

New constructions.

As traditional village settlements/ precincts are 'characterized by clusters of old traditional houses 'there may not be much areas for new developments. This would also depend on the demarcation of precincts. However, any developments proposed shall observe the following regulations:

- Any proposed land use should be strictly as per the provisions of the Bumthang Valley Master Plan.
- Exterior walls have to be finished with either mud plaster or stone masonry.
- Rabseys and all other traditional features must be made of timber.
- Balconies and projections should be incorporated with complete traditional Bhutanese architectural features. Gable roof should be encouraged and all the exposed members should be made of timber.
- Timber shingles should be placed on top of CGI sheets.
- Architectural features and traditional paintings shall be compatible and consistent with those of the existing structures. Placement of water tanks over the roof shall not be permitted.
- Natural drainage systems, traditional pathways, community spaces shall be preserved and enhanced.
- New constructions shall consider and accommodate traditionally significant monuments, structure, spaces and natural features. They shall be accorded the prominence and consideration in building orientation, layout, form and details that the existing settlements exhibit.
- Roof overhang should be within their plot boundary.
- Height of the building should not exceed the tallest building in the immediate cluster.

Renovation of existing structure

The primary reason for recognizing such areas as traditional village settlements is to manage and promote the heritage and culture of traditional settlements. The existing structures and settlement patterns should be preserved as far as possible. In the event that planning and development interventions are unavoidable, the following guidelines should be observed:

- No existing structure which has been determined to contribute towards the character of settlement shall be demolished. If a structure is determined to be structurally unsafe, effort should be made to renovate and strengthen the structure.
- Renovation projects shall use, to the extent possible, only the materials and techniques of construction employed in the original constructions.
- To improve the amenities of structure, addition of such units as kitchens, toilets and bathrooms, etc. may be permitted. However, such additions shall be compatible and consistent with the main structure in terms of form, style, proportions, painting, etc.