

SD. PLANNING REGULATION FOR URBAN CORE (UC)

SETTLEMENT AREA

TABLE 6: PERMISSIBLE USES.

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Centre Zone	UC Urban Core	Town centers, A precinct of trade and commerce namely Dekiling and Jalikhar	1) Entertainment, cultural and shopping centers, cinema hall, restaurants and food courts, game parlours, lodging and boarding houses, hotels, tourism and recreational based facilities. 2) Commercial center, public buildings, pathological laboratories, dispensaries and satellite clinics, office buildings, public facilities, public utilities, banks, professional offices, supermarkets, etc. 3) Local level retail shops and services establishments. 4) 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). Eg. Bakery, tailoring units, beauty parlours etc. as part of residential units.

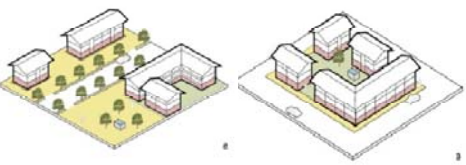
TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
Centre Zone	UC – Urban Core	1) Predominantly commercial & institutional uses 2) Residences are not permitted on the ground floor; the permissibility of residential in the precinct is restricted to the top most floor of the building.

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)
UC Urban Core	1) Below 378	1) 50	1) NA	1) 2	1) 2
	2) 378-1000	2) 40-60	2) 1.2	2) 3	2) 2
	3) 1000-3000	3) 40-60	3) 1.2	3) 3	3) 2
	4) Above 3000	4) Below 50	4) 1.2	4) 3	4) 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
UC Urban Core Typology -1 	1) 1000-3000 2) Above 3000	1) As an incentive to promote courtyard system blocks the maximum permissible FAR shall be raised to 1.4 for this land category. 2) As an incentive to promote courtyard system blocks the maximum permissible FAR shall be raised to 1.3 for this land category.	-The maximum permissible ground coverage shall not be more than 50 %, and the height of the block should not exceed 3 floors. -The maximum permissible ground coverage shall not be more than 50 %, and the height of the block should not exceed 3 floors.