

SE. PLANNING REGULATION FOR URBAN VILLAGE PERIPHERY (UV-2)

SETTLEMENT AREA

TABLE 6: PERMISSIBLE USES.

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Scattered Settlement Zone	UV-2 Urban Village Periphery , Sub Category 1(within Local Area Plan Boundary)	Low Density, Predominantly residential & agricultural use	1. Predominantly residential & Agricultural use 2. Household economic activity, light home workshops, and cottage industries not involving use of, or installation of, any machinery driven by more than 10KW power and which do not create noise, vibrations fumes, dust, etc., only in independent dwelling units (not in tenement dwellings or flats). E.g. Cheese factory, milk processing unit, honey manufacturing, as part of residential units. 3. Resorts, restaurants and food courts, Tourist home stays. Private residences with shops and convenient stores on ground floor
	UV-2 Urban Village Periphery , Sub Category 2(Outside Local Area Plan)	Low Density, Predominantly residential & agricultural use	1. Predominantly residential & agricultural use 2. 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. Cheese factory, milk processing unit, honey manufacturing, as part of residential units.

TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
Scattered Settlement Zone	UV-2 Urban Village Periphery Sub Category 1(within Local Area Plan)	Resorts, restaurants & tourist home stays will be considered under restricted ground coverage not more than 25% and height not more than 2 floors. The Parking requirement must be met within the plot boundary as per this document. Bars & night entertainment are strictly prohibited.
	UV-2 Urban Village Periphery Sub Category 2(Outside Local Area Plan)	Resorts, restaurants and tourist home stays will be considered under restricted ground coverage not more than 25% and FAR not more than 0.5. The parking requirement must be met within the plot boundary as per this document.

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)
UV-2 Urban Village Periphery	1) Below 378	1) 30	1) NA	1) 1	1) 2
	2) Above 378	2) 20	2) 0.4	2) 2	2) 3