

LD. PLANNING REGULATION FOR NATIONAL OPEN SPACE(OS-1)

LANDSCAPE AREA

TABLE 6: PERMISSIBLE USES.

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Zone for Outdoor Activities	OS-1 National Open Space green 1	National important open space	National sports complex, aquarium, race track, shooting range, zoo, nursery, stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition hall & fair, restaurants, recreational use of water, drive-in-cinema.

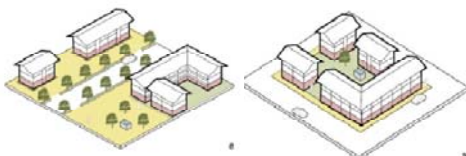
TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
Zone for Outdoor activities	OS-1 National Open Space green 1	1) NOC to be obtained from relevant agencies 2) Residential and other activities incidental to the main institutional uses shall be permitted within the permissible FAR but not more than 20% of the ground coverage.

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)
OS-1 National Open Space Green 1	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
OS-1 National Open Space Green 1 	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.	-The height of the building should not exceed 3 floors, and the maximum permissible ground coverage shall not exceed 40%. - The cluster of buildings should form a common courtyard. The shared space should be usable and accessible by all the buildings within the block.

LE. PLANNING REGULATION FOR GREEN SPACE SYSTEM(OS-2)**LANDSCAPE AREA****TABLE 6: PERMISSIBLE USES.**

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Open space within settlements areas	OS-2 Green Space System	Public Assets, open space within settlement areas.	1. Public facility such as: parks, gardens, playground & recreation of any type for surrounding residential areas 2. Spiritual and religious structure such as chortens & prayer wheels.

TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
Open space within settlement areas	OS-2 Green Space System	NOC to be obtained from relevant agencies

LF. PLANNING REGULATION FOR ENVIRONMENTAL CONSERVATION(E-1)**LANDSCAPE AREA****TABLE 6: PERMISSIBLE USES.**

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
River Landscape	E-1 Environmental conservation	Environmental conservations , River Landscape	1) Natural reserve & sanctuary, the river basin, streams, rivulets, avi-fauna fauna breeding, places, unique flora, & bio-mass preserves. 2) Activities related to environment enhancement/protection & permitted/ undertaken by or on behalf of the National Environment Commission.

TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
River Landscape	E-1 Environmental Conservation	1) NOC to be obtained from the relevant agencies. 2) No access road or any services installations to private lots to be permitted through this zone.

LG. PLANNING REGULATION FOR FOREST ENVIRONMENT(E-2)**LANDSCAPE AREA****TABLE 6: PERMISSIBLE USES.**

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Forest	E-2 Forest Environment	Forest Environment Conservation	1) Natural reserve & sanctuary, the River Basin, streams, Rivulets, avi-fauna fauna breeding, places, unique flora, & bio-mass preserves. 2) Activities related to environment enhancement/protection & permitted/ undertaken by or on behalf of the Forest Department.

TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
Forest	E-2 Forest Environment	As per the Forest Conservation Act. 1995

LH. PLANNING REGULATION FOR AGRICULTURAL ENVIRONMENT(E-3)**LANDSCAPE AREA****TABLE 6: PERMISSIBLE USES.**

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Cultivated Landscape & Agriculture/ paddy fields	E-3 Agricultural Environments	Agriculture/paddy fields, Cultivated landscape	Agriculture, Horticulture & Forestry

TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
Cultivated Landscape and Agriculture/paddy fields	E-3 Agricultural Environment	Not applicable

LI. PLANNING REGULATION FOR AGRI-BASED ENVIRONMENTS(E-4)**LANDSCAPE AREA****TABLE 6: PERMISSIBLE USES.**

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Steep Slopes as per Local Area Plans	E-4 Agri-Based Environments	Precincts with 30% and above slopes characterized by orchards, green houses, on-farm food processing & research.	Agriculture, Horticulture, Orchards, Floriculture, Vegetable Gardens, Facilities for Plant Tissue-culture, Mushroom Culture, Green Houses, Cold Storage incidental to Agriculture and related uses, Dairy Farms, Poultry Farms, nursery.

TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
Steep Slopes as per Local Area Plans	E-4 Agri-Based Environments	Precincts with 30% and above slopes characterized by orchards, green houses, on-farm food processing & research.

LJ. PLANNING REGULATION FOR HERITAGE(H)**LANDSCAPE AREA****TABLE 6: PERMISSIBLE USES.**

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Cultural & Spiritual Heritage, sacred sites	H Heritage	Cultural & Religious Heritage	Spiritual & religious structures & places. Chortens, Mani Walls, lhakhangs, Prayer Wheels, Monasteries & activities related to enhancement/protection/conservation of heritage structures and/or precincts and permitted/undertaken by appropriate authority on behalf of the National Commission for Cultural Affairs.

TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
Cultural and Spiritual Heritage, Scared Sites	H Heritage	NOC to be obtained from relevant agencies