

SE. PLANNING REGULATION FOR URBAN VILLAGE (UV-1)

SETTLEMENT AREA

TABLE 6: PERMISSIBLE USES.

Categories as per the Master Plan	Precinct Categories Designated	Definition of the Precinct	Uses Permissible
Main Development Zone	UV-1 Urban Village , Sub category 1	High Density, Mixed Use Precinct Along the Primary Road	1. Entertainment and cultural centers, cinema hall, hotels, restaurants and food courts, games parlours, 2. Public buildings, pathological laboratories, dispensaries and satellite clinics, office buildings, public facilities, public utilities, banks, professional offices, supermarkets, etc.. 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). Eg. Bakery, tailoring units, beauty parlours etc. as part of residential units. 4.Private residences with shops and commercial activities at lower floors, local level retail shops and services.
	UV-1 Urban Village, Sub category 2	High Density, Predominantly residential use, excluding the plots along primary road	1. Predominantly residential consisting of both private and institutional housing, government housing and group housing apartment blocks. 2. Hotels, restaurants and food courts, games parlours, 3. Private residences with shops and commercial activities at ground floor, local level retail shops and services, 4. Household economic activity, light home workshops, etc., only in independent dwelling units (not in tenement dwellings or flats). Eg. Bakery, tailoring units, beauty parlours etc. as a part of residential units.

TABLE 7: USES PERMISSIBLE WITH SPECIAL CONDITIONS & RESTRICTIONS

Categories as per the Master Plan	Precinct Categories Designated	Uses Permissible
Main Development Zone	UV-1 Urban Village, Sub-Category 1	Residences are not permitted on the ground floor. Cultural Centers, cinema hall, hotels, public & commercial buildings will be considered with restricted ground coverage not more than 40% and F.A.R not more than 0.8.The parking requirement must be met within the plot boundary as per this document.
	UV-1 Urban Village, Sub-Category 2	Commercial activity is permitted only on the ground floor. Establishments of hotels & increment of commercial activities on the first floor will be considered with restricted ground coverage not more than 40% and F.A.R not more 0.8. The parking requirement must be met within the plot boundary as per this document Bars & night entertainment are strictly prohibited.

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-1 Urban Village	1) Below 378	1) Below 50	1) NA	1) 2	1) 2
	2) 378-1000	2) 30-50	2) 0.9	2) 3	2) 2
	3) 1000-3000	3) 30-50	3) 0.9	3) 3	3) 3
	4) Above 3000	4) Below 50	4) 0.9	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
UV-1 Urban Village 	1) 378-1000 2) 1000-3000 3) Above 3000	As an incentive to promote cluster settlement in coordination with the surrounding neighbors, the maximum permissible FAR shall be raised to 1.1 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.