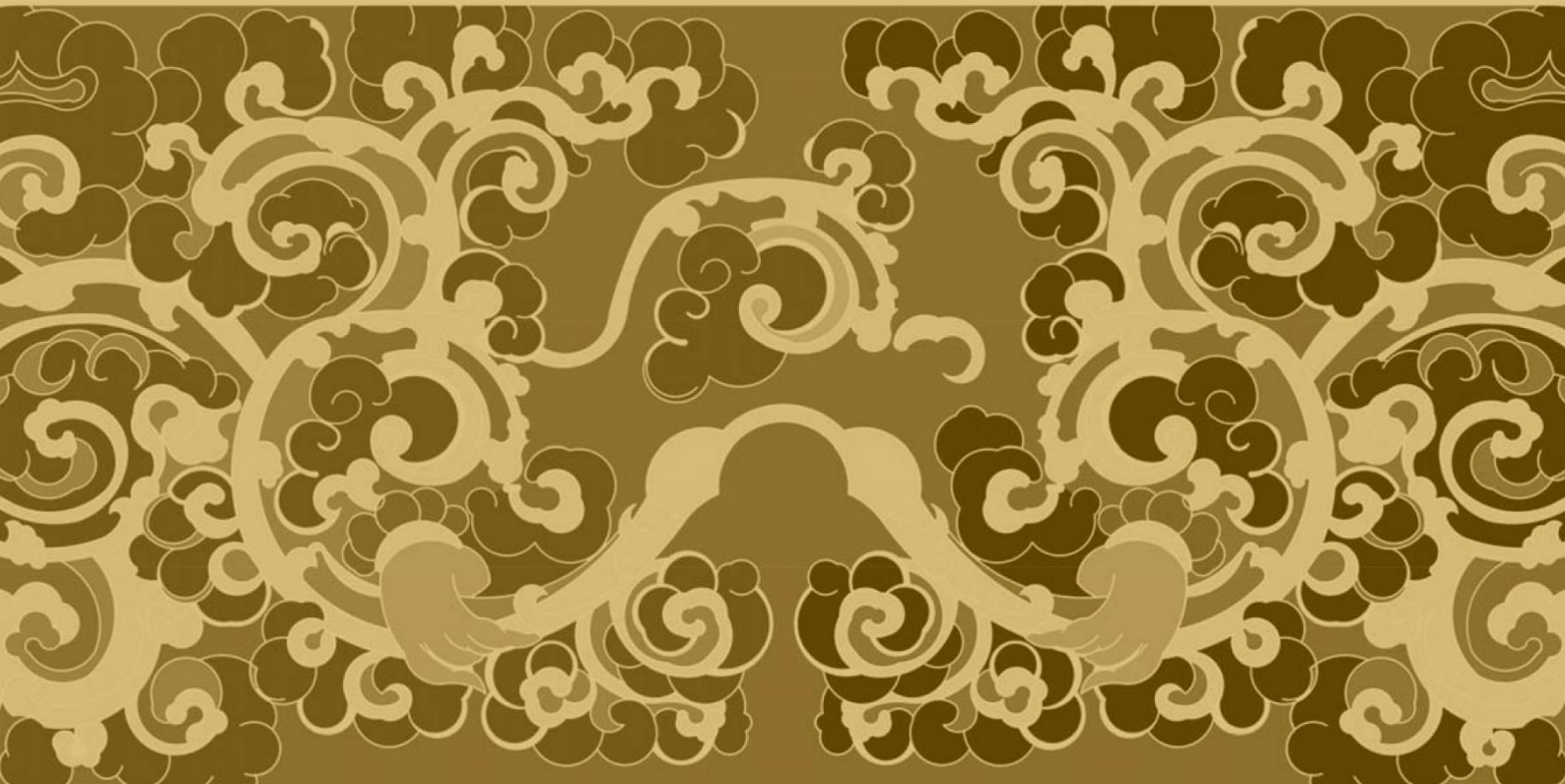




Guidelines for Development on Small Plots

**Department of Human Settlement
Ministry of Works and Human Settlement
Royal Government of Bhutan
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Acronyms

MoWHS : Ministry of Works and Human Settlement

LG : Local Government

BBR 2018 : Bhutan Building Regulation 2018

BCB 2018 : Building Code of Bhutan 2018

DCR : Development Control Regulation

Definition:

Small plot: Plots size ranging between 2-7 decimal.

Non Developable plot: Plot size below 2 decimal.

Isolated Plot: Single small plot in between the standard plots.

Contiguous plots: Two or more small plots sharing boundaries or together in sequence.

Consolidated plots: Two or more plots combined to attain higher development opportunities.

Row housing: Two or more plots built side by side and sharing a common wall.

CHAPTER 1: INTRODUCTION

Background

Bhutan is undergoing rapid socio-economic changes. While these changes manifest in the enhanced welfare of people, if not managed well it could exert tremendous pressure on the natural and built environment and the people's way of life. Besides, Bhutan is located on geological fragile and environmentally sensitive area predominated by difficult terrain thereby limiting the developable land available for human settlements and farming. Some of the challenges in the human settlement planning and development includes increased pressure on resources, climate change induced risks, housing shortages, sanitation and waste disposal and development on slopes.

With the adoption of approved human settlement polices, strategies and legislations, it is becoming increasingly difficult to develop on small plots which are below the prescribed standards sizes. In the absence of a clear system and process to regulate development on such plots, it has not only led to inconsistent decisions by the different local governments but huge public inconvenience. While the scale and frequency of such issues and challenges vary and may not be recorded systematically, people continue to pursue with the relevant agencies to seek approval for development on small plots. Therefore, in continued purist of promoting sustainable quality living environment that is not only safe, secure and inclusive but also provides for preservation of culture and heritage, conservation of environment, reduction and management of disaster risks it is imperative to formulate a clear framework to regulate development on small plots.

The *Guidelines for Development on Small Plots* is formulated with the objective to promote planned coherent development and uniform application of regulations by all agencies on existing small plots. It provides procedure for approval, planning and design guidelines and other technical requirements for development on such plots among others. The adoption and implementation of the guidelines in its true spirit is highly significant to achieve the collective vision in human settlement planning and development.

Title, Extent & Commencement

1. The guideline shall:
 - a) Be called Guidelines for Development on Small Plots
 - b) Extend to the whole of Bhutan
 - c) Come into force on the day it is approved by the Ministry

Objectives of the Guideline

2. The objectives of the guideline are :
 - a) to define the minimum developable plot size in both planned and unplanned areas;
 - b) to facilitate development on the existing small plots; and
 - c) to ensure a liveable and safe built environment.

Scope of the Guideline

3. The guideline shall:
 - a) Be applicable to existing small plots measuring less than 7 decimals in both planned and unplanned areas;

CHAPTER 2: APPLICATIONS AND PROCEDURE FOR APPROVAL

4. An individual or body intending to construct on the plot shall apply to the Local Government for planning and construction permit as per the provisions of the BBR 2018 and Development Control Regulations in planned areas.
5. The technical drawing requirements shall be as per BBR 2018.
6. The validity of construction approval and occupancy certificate shall be as per BBR 2018

CHAPTER 3: SET-BACK AND BUILDING HEIGHTS

7. The set-backs and the maximum permissible building height shall be as per the schedule I of this guideline.

Schedule I: Minimum Setback Requirement and Maximum Permissible Height

Plot Size	Isolated plots	Contiguous plots	Max. permissible height
2- 4.499 decimal	1.2 m on all sides.	a) 1.2 m on front and rear sides. b) Zero setback in between the plots. c) Plots at both the ends shall maintain 1.2 m setback on one side.	2 Floors
4.5 – 6.999 decimal	1.5 m on all sides.	a) 1.5 m on front and rear sides. b) Zero setback in between the plots. c) Plots at both the ends shall maintain 1.5 m setback on one side.	3 Floors
7 decimal and above	As per the prevailing DCR in the planned area and BBR_2018 in unplanned area.		

8. Development shall not be permitted on plots less than 2 decimals.

CHAPTER 4: PLANNING AND DESIGN GUIDELINES

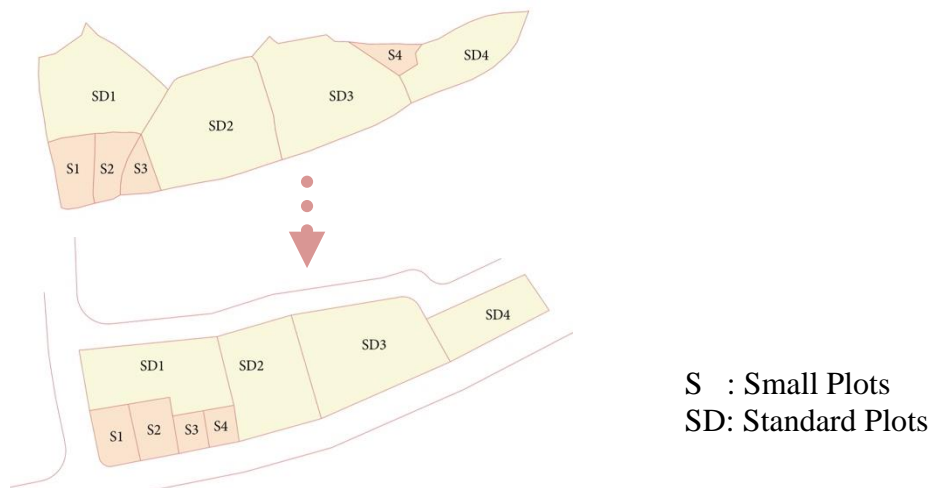
Plot Reconfiguration:

- Plot reconfiguration shall be explored to facilitate developments on small plots in planned and unplanned areas.

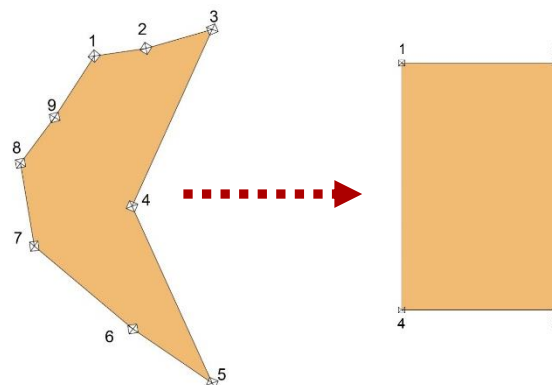
Principles of Reconfiguration:

- While carrying out plot reconfiguration, following principles shall be followed:

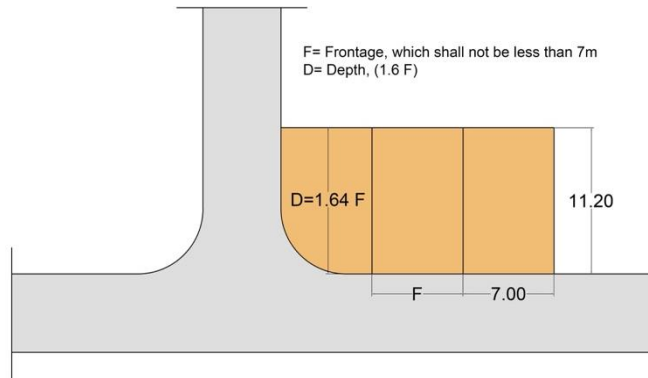
- the reconfigured plot shall be accessible either by road or a footpath;
- the reconfigured plot should be buildable;



- The number of vertices for a plots during the reconfiguration of the plots needs to be kept as minimum as possible;



d) The minimum frontage of the reconfigured plot shall not be less than 7m;



e) The optimum depth to frontage ratio (D/F) of the reconfigured plot shall be 1.64;

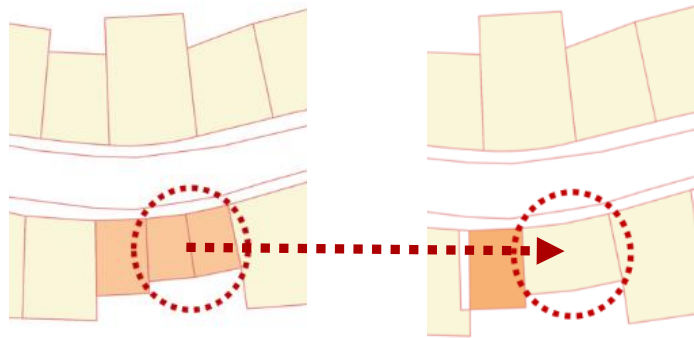
f) During the reconfiguration, the small plots should be placed adjacent to each other to facilitate consolidation/ Row housing; and



S : Small Plots
SD: Standard Plots

g) The reconfiguration exercise shall be carried out with minimal impact on the existing development.

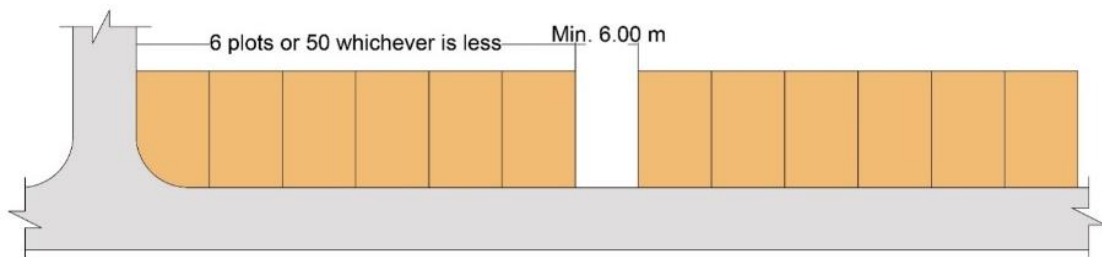
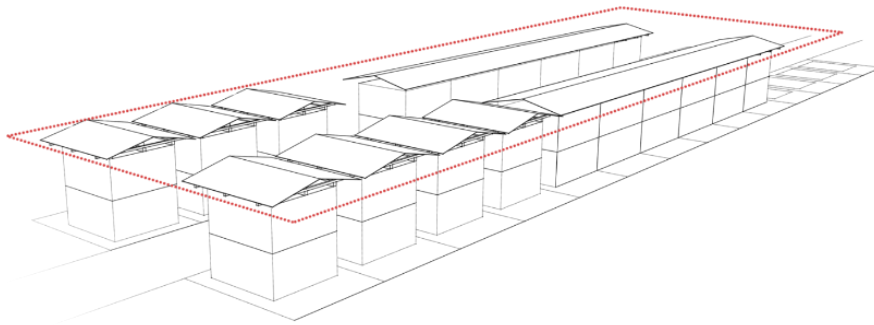
Plot Consolidation and Row Housing



11. The local government shall encourage and facilitate the plot consolidation and row housing.

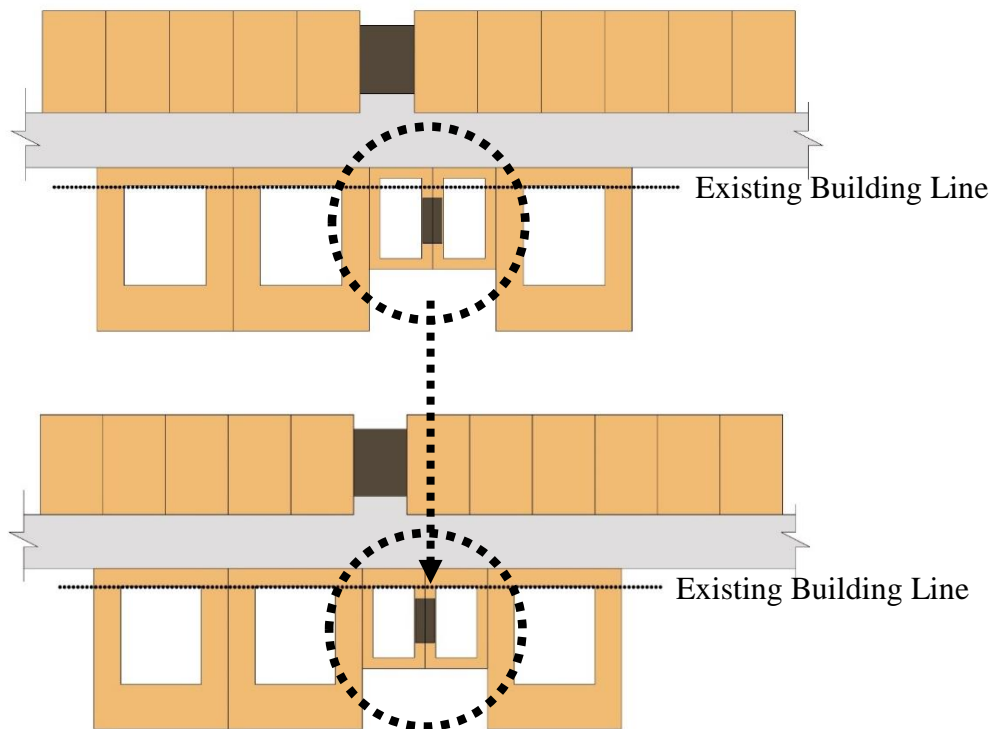
12. In the event of row housing following design consideration are to be followed:

- a) The row housing shall integrate uniform roof pitch and overhangs;



- b) The row housing shall limit to maximum of 6 plots in a row or 50m block (whichever is less) at one stretch;
- c) The distance between the two row housing block shall be minimum of 6m or equal to the minimum plot frontage.

13. In a built-up area, the new developments shall follow the existing building line



Road Right of Way

14. The road right of way (RoW) shall be maintained as per the Road Act of Bhutan 2013 in the unplanned areas.

Water supply and use

15. The water supply and its use shall be as per section 150 of BBR 2018.

Waste collection and disposal.

16. Waste collection and disposal shall be as per section 151 through 156 of BBR 2018.

Parking

17. Provision of parking shall be as per section 157 through 159 of BBR 2018.

Ventilation and Lighting requirement.

18. The lighting and ventilation requirements shall be as per the Lighting and Ventilation requirement section of Building Code of Bhutan 2018.

Light and Ventilation Requirement.

19. The light and ventilation requirements shall be as per the sections under the light and ventilation of Building Code of Bhutan 2018

Color Code

20. The building color shall be as per Bhutan Building Color Code, 2014.

