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SAMTSE MUNICIPALITY

"Towards Quality Infrastructure"



DEVELOPMENT CONTROL REGULATIONS : GOLA TOWN

The type of development in each precinct shall be regulated as per the following table.

Table 8: Precinct schedule showing plot coverage's, setbacks, maximum number of allowable floors and parking requirements in each precinct

SI No	DESIGNATED PRECINCTS	PLOT AREA	MAX. PLOT COVARAGE	SETBACK			MAXIMUM HEIGHT	REMARKS
		(SQ.M)	(%)	FRONT	BACK	SIDE	NUMBER OF FLOOR	
1.0	URBAN VILLAGE PRECINCTS The precinct takes into cognizance the residential uses, mix land use and its immediate needs.							
1.1	UV -1 URBAN VILLAGE CORE	222.967 - 404.686	45	• Minimum of 2m on the sides and 1.5m at the front. • 5m on the side accommodating the Septic tank.			2	
		>404.686	40	• Minimum of 3m on three sides. • 5m on the side accommodating the septic tank.			3	SIP-1167 and SIP-2436 shall not subdivide to area less than 404.686 Sq.m.
1.2	UV – 2 URBAN VILLAGE PERIPHERY	404.686 - 1000	45	• Minimum of 3m on all three sides • 5m on the side accommodating the Septic Tank.			2	
		>1000	40					
		>680	20				1	SIP 910 and SIP-2815
2.0	INSTITUTIONAL PRECINCT The precinct takes into cognizance the institutional use and its immediate needs.							





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2.1	I – 1 INSTITUTIONAL	>1000	30	<ul style="list-style-type: none"> • Minimum of 3m on three sides. • 5m on the side accommodating the Septic Tank. 	2	
3.0	ENVIRONMENTAL PRECINCT The precinct takes into cognizance the environmental aspects related to Throm at various levels and concerns.					
3.1	E – 1 Environmental conservation	-	-	<ul style="list-style-type: none"> • No construction zone • Available for public recreations. • Tree plantation. 	-	
3.2	E – 2 Forest Environment	-	-	<ul style="list-style-type: none"> • No construction zone. • Tree plantation. • Restriction on cutting of forest woods. 	-	
3.3	E – 3 Agriculture Environment	-	-	-	-	
3.4	E – 4 Flood prone Zone	-	-	<ul style="list-style-type: none"> • No construction zone. • Available for public recreations. • Tree plantation. 	-	
3.5	E – 6 Local Green Space System	-	-	<ul style="list-style-type: none"> • No construction zone. • Available for public recreations. • Tree plantation. 	-	
4.0	DEFENCE PRECINCT					
4.1	D Defence	-	30	2		





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5.2.1 PLOT COVERAGE AND SET BACK RULES

- In case of both residential and commercial buildings, either the maximum plot coverage or the minimum setbacks; whichever is less shall be followed.
- In case of corner plots having curvature on one or two sides, the shape of the building shall be constructed in accordance with the shape of the plot.

5.2.2 BALCONIES

- In case of building in the urban village core, cantilevered projections/structures (1.2m from the external face of column) shall be allowed only on the rear side.
- In case of buildings in urban village periphery, cantilevered projections/structures up to 1.2 m from the external face of column shall be permitted. Such projections/structures shall not be allowed on the front side and also such projections in the ground floor shall not cover the septic tanks.

5.2.3 BUILDING HEIGHT

The permissible number of floors is inclusive of the ground floor and will be determined from the ground floor level. In addition to the precinct regulations the height of buildings shall be governed by the "Guidelines on Traditional Architecture of Bhutan".

5.2.4 PARKING REQUIREMENTS

Plot level parking is not allowed, whereas parking is provided separately from plot level to centralized system.

5.2.5 VEHICLE CIRCULATIONS

Gola main road and Gola upper road are restricted to one way traffic movement. Vehicles can enter via Gola main road and exit via Gola upper road or via Gola FCB road which has a two way traffic movement. Heavy vehicles are restricted from entering through the city core. However, bypass road is provided to divert the heavy vehicle movements from the town core.

5.2.6 REGULATIONS FOR FUTURE INDIVIDUAL PLOT SUB-DIVISIONS

A person or a developer intending to carry out development in or over a land or subdivide land or a building within the limits of LAP shall obtain prior permission for the same from the implementing authority by applying and furnishing all required information.

Subdivision of a land into smaller parcels for developing a layout or for construction of buildings shall not be permitted unless it derives access from an authorized and developed street/means of access. This implies that land locked/trapped shall not be subdivided.

For subdividing of plots, the minimum plot size should be followed permitted as per the land use.

