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ROYAL GOVERNMENT OF BHUTAN
MINISTRY OF WORKS & HUMAN SETTLEMENT
THIMPHU : BHUTAN
Post Box No.129



MoWHS/DHS/RRPD/Adm/2018-2019/ 1610

November 21, 2018

To,
Dasho Dzongdag,
Dzongkhag Administration,
Paro.

Subject: Decisions of the 20th NCCHS for Paro Valley Development Plan

Dear Dasho,

This has reference to the 20th NCCHS held on October 9, 2018 in the conference hall of MoWHS. In this regard we are pleased to convey the following decisions:

1. The proposal for lifting the suspension of the implementation of PVDP vide letter MoWHS/DHS-11/2017-18/861 dated 29/03/2018 has been approved. The Dzongkhag Administration shall resume the implementation of the PVDP.
2. The proposal for revising the maximum building height in the Paro Valley Development Plan has been approved as per the Cabinet's Order C-3/163/981 dated 12 July 2018. Subsequently the Development Control Regulations for PVDP has been revised. Please refer the Revised Development Control Regulation attached.
3. The proposal to allow construction in the Heritage Village Precinct has been approved. Please refer the revised Development Control Regulations attached for details.

Please find enclosed minutes of meeting of the 20th NCCHS for information and reference. Should you need any clarification please contact us.

Looking forward to working in close coordination.

Thanking you,

Yours sincerely,

(Chencho Norbu)
Secretary, MoWHS

Copy to: Director, DES for information and compliance.

Revised Development Control Regulation (Building Height and Uses) of PVDP

Sl. no	Existing provisions as per the PVDP Development Control Regulations & Guidelines (Vol III)				Issues	Recommendations
	Precincts	Building Height (Max)	Building Use	Specific conditions		
1	Town Centre Precinct	5	Predominantly commercial	The Town centre will have the highest density allowing buildings up to five floors with 60% ground coverage. Residential, incidental to and limited to 50% of the built up area can be permissible.	<ul style="list-style-type: none"> Chhuzhings adjacent to Town centre converted to residential and kamzhing 	It is recommended that constructions on such plots may be permitted if there would be no adverse impact on the visual quality, aesthetics and cultural landscape of the area. Building Height: as per Bhutan Building Regulations(BBR) 2018, (max. 3 floors) Building Use: Residential
2	Neighborhood Node Precinct	3*	Predominantly commercial	LPG delivery centres and Fuel station can be permitted under the fulfilment of all relevant safety norms. Only two storey building shall be allowed for plots abutting the primary road / highway.	<ul style="list-style-type: none"> Only 2 storey building will be permissible on plots abutting the primary road/Highway with 60% ground coverage 	Building Height: 3 floor with 40% ground coverage (few approvals already granted) Building use: as per the PVDP Should the proponent wish to cover 60% and go for 2 storey, it shall be allowed.

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Sl. no	Existing provisions as per the PVIDP Development Control Regulations & Guidelines (Vol III)				Issues	Recommendations
	Precincts	Building Height (Max)	Building Use	Specific conditions		
3	Rural Residential Precinct	2	Residential	This precinct will have building up to two floors with 40% ground coverage. Exemptions may be made for existing traditional buildings that are re-constructed in the same fashion as the existing one. Institutional use may be permitted on a minimum plot size of 1000 sq.m Resorts, Hotels with boarding and lodging facilities in a minimum of 2,500sq.m plot may be permitted.	<ul style="list-style-type: none"> The plots are located in the vicinity of the declared Thromde boundaries and the Thromde already has building of three floors. 	Building Height: as per BBR 2018 (max. 3 floors) Building Use: as per PVIDP
					<ul style="list-style-type: none"> Plots adjacent to Heritage and Traditional Village Might affect the sight lines of important heritage structures. 	Conditions including restrictions and special requirements, shall be imposed for constructions and site developments proposed adjacent to or in the vicinity of sacred sites and structures* such as Lhakhangs and Chortens.
					<ul style="list-style-type: none"> Chhuzhings converted to residential and kamzhing 	Constructions on such plots may be permitted if there would be no adverse impact on the visual quality, aesthetics and cultural landscape of the area. Land uses permitted in such plots shall be only residential. If not permitted, it is to be dealt as per the "proposed Guidelines for Conversion, Substitution and Management of Chhuzhing and Restricted Development Areas"
						Building Height: as per BBR 2018 (max. 3 floors) Building Use: as per PVIDP

Sl. no	Existing provisions as per the PVDP Development Control Regulations & Guidelines (Vol III)				Issues	Recommendations
	Precincts	Building Height (Max)	Building Use	Specific conditions		
4	Rural Residential Precinct LD	1	Residential	This precinct will have building up to one floors only with 20% ground coverage.	<ul style="list-style-type: none"> Only 1 storey is allowed 	Building Height: Max. 2 floors Building Use: as per PVDP
5	Traditional Village Precinct	3	Predominantly Cultural (Generally residential)	This precinct will have building up to three floors with 40% ground coverage if done using traditional materials and techniques, else only two storey will be permissible if constructed using contemporary methods like reinforced cement concrete. Ancillary structures like store and cattle sheds of up to one storey only will not be considered under the coverage. Activities related to local handicraft and Home Stay will be permitted.	<ul style="list-style-type: none"> two storey will be permissible if constructed using contemporary methods like reinforced cement concrete 	Building Height: as per BBR 2018 (max. 3 floors) Building Use: as per PVDP Detailed scrutiny for the architectural facades and materials. Special approval to be sought from MoWHS
6	Scattered Settlements Precinct	3	Residential	This precinct will have residential use only and building up to three floors with 20% ground coverage will be permissible. Ancillary structures like store and cattle sheds of up to one storey only will not be considered under the coverage. Activities related to local handicraft and Home Stay will be permitted.	No issues	Same conditions as PVDP

Sl. no	Existing provisions as per the PVDP Development Control Regulations & Guidelines (Vol III)				Issues	Recommendations
	Precincts	Building Height (Max)	Building Use	Specific conditions		
7	Institutional Precinct	3	Predominantly Institutional (Schools, offices and other institutions)	This precinct will have building up to three floors only with 30% ground coverage Residential and other activities incidental to the main institutional use, provided only 20 % of the site should be used for such activities.		Building Height: as per BBR 2018 (max. 3 floors) Building Use: as per PVDP
8	Industrial Precinct	2	Industrial and manufacturing units	This precinct will have building up to two floors only with 50% ground coverage Residential dwelling only for industrial workers and other public utility service staff, working within the industrial premises (subject to N.O.C. from authorities such as the National Environment Commission (NEC)/ Dept. of Trade and Industry).	No issues	Building Height: as per BBR 2018 (max. 3 floors) Building Use: as per PVDP
9	Military Precinct	-	-	The building construction will have to be in line with the traditional architectural guidelines and the colour code for Paro.	No issues	Building Height: as per BBR 2018 (max. 3 floors) Building Use: as per PVDP
10	Service Precinct	2	Bus terminal, Taxi stand, Truck parking, workshop, stores and warehouse.	This precinct will have building up to two floors with 50% ground coverage.	No issues	Building Height: as per BBR 2018 (max. 3 floors) Building Use: as per PVDP
11	Tourism Intensive Precinct	2	Tourism related products and services	This precinct will have building up to two floors with 25% ground coverage.		Building height: as per BBR 2018 (max. 3 floors) Building Use: as per PVDP

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Sl. no	Existing provisions as per the PVDP Development Control Regulations & Guidelines (Vol III)				Issues	Recommendations
	Precincts	Building Height (Max)	Building Use	Specific conditions		
12	Airport Precinct	3*As Per Dept. Of Civil Aviation		The building construction will have to be in line with the traditional architectural guidelines and the colour code for Paro.		Building height: as per BBR 2018 (max. 3 floors) (subject to clearance from Dept. of Civil Aviation). Building Use: as per PVDP
13	Heritage Village Precinct	3	Historic or traditional mixed use settlements earmarked for conservation	All the existing structures should be conserved. Renovation and restoration should be done with necessary care and attention after getting necessary clearances from the Department of Culture. Activities related to local handicraft and Home Stay will be permitted.	<ul style="list-style-type: none"> No new constructions allowed in this precinct. 	Building Height: Max. 2 floors (in traditional materials) Building Use: as per PVDP Detailed scrutiny for the architectural facades and materials. Special approval to be sought from MoWHS

* Note 1: Conditions including restrictions and special requirements, shall be imposed for constructions and site developments proposed adjacent to or in the vicinity of sacred sites and structures such as Lhakhangs and Chortens.

In assessing such proposals, consideration is to be given to:

- a) the nature of existing and proposed land uses;
- b) plot and building layout, access and orientation;
- c) building scale, proportion and architecture;
- d) materials and modes of construction; and
- e) the location of septic tanks, soak-away pits and the drainage system.

Some of the general conditions for compliance are as follows:

- i. Exposed toilets, plumbing and waste disposal features shall not be permitted on the side of a building facing the main or the primary access road.
- ii. The external façade of a reinforced cement concrete construction shall be compatible with existing constructions.
- iii. Reinforced cement concrete structures that do not blend with, or are not consistent with the existing village settlement pattern or houses shall not be permitted.

