

name	definition	notes
International Buffer Zone	International Boundary	No permanent structures for agriculture or other purpose. Maximum of open type shelters of temporary nature would be allowed. For regulatory purposes, one storeyed construction may be allowed (eg. Combined check points etc)
road		
Forest Environments	Forest and Vegetation reserves	To be cleared at Dzongkhag level (environment corr
waterbody		
Institutional	Institutions	Residential and other activities incidental to the main institutional use, provided only 20% of the site should be used for such activities.
Environmental Conservation	Natural Reserve and sanctuary, River Basins, Natural Storm Water Drainage Systems, Avifauna, Fauna Habitats, unique Flora and Bio-mass preserves.	To be cleared by the National Environment Commission (NEC) Service installations to private lots through this zone to be checked by Competent Authority.
Urban Village Periphery	Medium and Low Density Residential Precinct	L.P.G., Cylinder delivery center for the domestic consumption only if on a separate plot of at least 1,000sq.m with no other use on the premises.
Heritage	Cultural and Religious Heritage	To be cleared in consultation with the Department of Culture, Ministry of Home and Cultural Affairs, RGoB.
Royal Uses	Royal Uses	To be cleared by His Majesty.
Local Green Space System	Public Assets	

use

Non-Habitable Land along International Boundary of minimum 300 meters width.
 Customs and Immigration Check posts, Military Camps, Parking for Cargo Vehicles at Fixed locations. Agriculture with crops that do not block vision of patrols and allow easy accessibility, Border security related activities, Airport Runway for military use, Cargo handling.

All uses permitted in E-1

Activities related to and permitted / undertaken by or on behalf of the Forest Department, Community and Social forestry.

Chorten, Mani Walls, Pedestrian and Bicycle Path

Access road or any service installations to private lots through this zone is to be checked by Competent Authority.

Educational, Training, Cultural and Government Institutions, Public Libraries, Museums, Art galleries, Government Offices.

All Uses permitted as per the Natural Environment Protection and Enhancement Zone Guidelines

Activities related to environmental enhancement/ protection undertaken by competent authorities.

Chorten, Mani Walls, Pedestrian and Bicycle Path

Residential uses, Apartments and group housing with less than or equal to 10 units, Ubiquitous local level retail shops and services, Household economic activity, Cottage industries not involving use of, or installation of, any machinery driven by more than 1KW power and which do not create noise, vibrations, fumes and dust provided that such home occupations and cottage industries shall not be permissible in the tenement dwellings or flats.

Spiritual and religious artifacts and places, Temples, Chortens, Mani Walls, Lhakhangs, Prayer Wheels, Statues, Monasteries and activities related to enhancement/ protection/ conservation of the heritage structures and/or precincts, permitted/ undertaken by Department of Culture, Ministry of Home and Cultural Affairs.

Precinct related to Royal uses

Parks, Gardens, Playgrounds, Recreation of any type, Club House, Small Stadium, Pedestrian and Bicycle Path, Heritage related Structures.

For plot area more than or equal to 1000 sqm:

1. Maximum height of 2 floors
2. Maximum plot coverage of 25%
3. Setback of 6m on all sides

1. Maximum height of 2 floors
2. Maximum plot coverage of 40%
3. Setback of 3m on three sides and 5m on side accommodating the septic tank

1. Standards to be framed after Discussion with the NCCA and Department of Culture, RGoB
2. Maximum height of 2 floors

1. Maximum height of 2 floors
2. Maximum plot coverage of 30%

1. Maximum height of 1 floor
2. Maximum plot coverage of 10%
3. Setback of 4.5 on all sides

Agricultural Environments	Agriculture	<p>Tourist information centers/ kiosks, museum for the history of the site, region, public conveniences such as toilets, cultural center, parks, gardens.</p> <p>Traditional architectural guidelines to be applicable.</p> <p>More than one farmhouse shall be permitted provided the minimum plot area per farm house is 1,000 sq.m.</p> <p>Building to be constructed at a distance of not less than 8 meters from the road, on which it abuts.</p> <p>For other activities for this precinct regulation, ground coverage shall not exceed 5% of the land area. In case of public and semi - public uses and buildings of charitable & religious purposes the competent authority may permit development activities to the extent of 10% of the land area.</p> <p>Education, Hospital for infectious and contagious disease, Mental hospital, Sanatorium. With a ground coverage not exceeding 15% of land area.</p> <p>Amusement and Theme parks.</p> <p>Only basement, Ground floor, and first floor structure may be permitted, however, the structure for storage of inflammable material and explosive goods shall be single storied only.</p> <p>For poultry farm, maximum 25% ground coverage shall be permitted.</p> <p>No sub - division of land shall be allowed.</p>
Service Centers and Industry	Service Centers, Industries and Workshops	Residential dwelling unit only for care taker or top management working within the public utility services and industrial premises
Village Square	Convenience Shopping / Basic Amenities	Firewood and Timber Stock Yard, High School, Boarding and Lodging.

All uses permitted in E-1 and E-2

Agriculture, Horticulture, poultry keeping (subject to the N.O.C/ approval and conditions laid down by the Department of Agriculture), Dairy Development, Fisheries, Animal rearing and breeding, Open Storage of Drying Manure. Farm House located in land of not less than 4,000sq.m, Camping area for recreation and tourist activities, Natural Reserves and Sanctuaries, Athletic Track, Archery Range, Zoo, Nursery, Botanical Garden, Wayside Shops, Restaurant, Workshops related to agriculture activities.

Go-downs, Dormitory, Convenience and Souvenir shops, Toilets and Showers, Oil depot, Junk yard, Storage of permissible goods, Vehicle workshops. Battery charging, and Truck parking

All uses permitted in UV-2

Retail commercial use such as Retail Shops, Restaurants, Hostels, Maternity Homes, Clinics, Convenience Shopping, Professional Offices and Establishments (of less than 15 employees), ATMs, Crèche / Children's day care center, Kindergartens, Primary Schools, Dispensaries, Clinics, Health Centers, Pathological Laboratories, Maternity Homes, Nursing Homes, Local Hospitals, Public Facilities, Public Utilities, Public Transportation Stops, Parks, Gardens, Playgrounds, Apartments, Service Establishments (residential), Light Home Workshops etc., Local Libraries, Club Houses, Community Halls , Petrol Pumps with or without Service Stations, Kiosks, Taxi Stands, Vegetable Vendors, Display Areas, Neighborhood Pub (one only), Outdoor Cafes.

For plot area more than or equal to 4000 sqm:

1. Maximum height of 2 floors
2. Maximum plot coverage of 10%
3. Setback of 4.5 on all sides

For plot area from 400-3,000 sqm:

1. Maximum height of 2 floors
2. Maximum plot coverage of 40%
3. Setback of 3m on three sides and 5m on side accommodating the septic tank

For plot area more than 3,000 sqm:

1. Maximum height of 3 floors
2. Maximum plot coverage of 40%
3. Setback of 3m on three sides and 5m on side accommodating the septic tank

1. Maximum height of 4 floors
2. Maximum plot coverage of 50%
3. Setback of 1.5 m on front, 3 m on two sides and 5 m on the side accommodating the septic tank

Urban Village Core	High Density, Residential Precinct	<p>Min. Plot size – 1,000sq.m</p> <p>All permissible non-residential uses in residential area may be permitted in a residential dwelling only on the ground floor or any other floor with separate means of access/staircase from within the building or outside the building, but not within the prescribed marginal space.</p> <p>Such development shall only be permitted beyond 150m from the boundary of the building unit of existing school, or heritage place.</p>
Urban Core	Town Center	
Flood Prone Zone	<p>Zones with risk of possible Flooding</p> <p>Development will be permitted in this zone only under the condition that necessary flood protection measures for the entire zone are implemented and certified by competent authorities.</p>	<p>Museum for the history of the site, region, cultural center, parks, gardens. Traditional architectural guidelines to be applicable.</p> <p>More than one farmhouse shall be permitted provided the minimum plot area per farm house is 1,000sq.m.</p> <p>Building to be constructed at a distance of not less than 8 meters from the road, on which it abuts.</p> <p>For other activities for this precinct regulation, ground coverage shall not exceed 5% of the land area.</p> <p>Only basement, Ground floor, and first floor structure may be permitted, however, the structure for storage of inflammable material and explosive goods shall be single storied only.</p>
Transit Hub	Zones characterized by Transit Terminus location	
National Importance Open Spaces	Precincts of National Importance	To be cleared by the National Environment Commission (NEC). Uses like Restaurants, etc. shall be permitted by special permissions.

All uses allowed in UV-3

- a) All types of residential dwellings including apartments and group housing, Professional Services, Commercial only on ground floors, Household economic activity, Light home workshops, 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 and dust provided that such home occupations, cottage industries and other non - residential uses shall not be permissible in the tenement dwellings or flats. Play fields, Gardens, Gymnasium, Swimming pool, etc.
- b) Ubiquitous local level retail shops and services establishments, Small restaurant, Pre - primary and primary school, Dispensary, clinic.
- c) Public facilities and utilities, Club house, Local Community Hall.

All uses permitted in UC-2

Government and semi government buildings and their activities, Autonomous Bodies and Public Sector undertaking Buildings and activities, Non Governmental Organization (NGO) buildings, Registered Charitable Trust Buildings and Educational, Medical, Health, Religious and Public Welfare Activities, Tourist units as recommended by the Tourism Corporation, Bars.

All uses permitted as per the Natural Environment Protection and Enhancement Zone Guidelines

Uses Permitted in Flood Plains protection Zone, located beyond the Flood Prone Area Protection Zone include, all uses permitted in E-1, E-2, E-3, E-5 and E-6.

All kind of recreational and entertainment activities associated with predominant use of open spaces.

Tourist attractions and Facilities, Tourist information centers/ kiosks, Camping area for recreation and tourist activities, Horticulture, Orchards, Floriculture, Vegetable Gardens, Botanical Garden, Facilities for Plant Tissue -culture, Mushroom Culture, Green Houses, Herbal based Health Centre, Health Clubs, Cemetery and Burial Ground, Brick Kiln, Public conveniences such as toilets, Resorts, Amusement parks, Theme parks, Play fields and courses, Athletic tracks, Exhibition grounds, Archery ranges, Adventure trials, Drive-in-Cinema, Open air theatres and auditoriums, recreational use of water, Social and Community forestry, Flood Protection and River Training Works.

Transit Terminus, Transit Stops, Visitor Centre, Tourist Information Centre, ATM, Cafes, Phone Kiosks, Convenience and Souvenir shops, Toilets and Showers, Luggage Storage, Petrol pump with minor repairs shop, Rest areas, Security Post, Check Posts.

National Sports Complex, Aquarium, Archery Range, Zoo, Nursery, Stadium, Botanical Garden, Planetarium, Amusement Park, Swimming Pool, Exhibition and Fair grounds, Drive-In theater, Pedestrian and Bicycle Path and Recreational use of water.

1. Maximum height of 3 floors
2. Maximum plot coverage of 45%
3. Setback of 3m on three sides and 5m on side accommodating septic tank

1. Maximum height of 4 floors
2. Maximum plot coverage of 50%
3. Setback of 1.5 m on front, 3 m on two sides and 5 m on the side accommodating the septic tank
4. In case of vegetable market, maximum height allowed is 2 floors with a maximum coverage of 40% with a setback of 6 m on all sides

Maximum height of 2 floors

1. Maximum height of 1 floor
2. Maximum plot coverage of 10%
3. Setback of 4.5 on all sides

Urban Hub	Entertainment and Shopping Centers	<p>Small printing press</p> <p>Residential incidental to and limited to 25% of predominant institutional use on plot > 4,000sq m.</p> <p>LPG delivery centers and Fuel Station can be permitted under the fulfillment of all relevant safety norms.</p>
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All uses permitted in UV-1

Cinema Hall, Multiplexes, Shopping Centers, Food Courts, Bowling Alleys, Pool and Billiard Halls, Lodging and Boarding Houses, Hotels, Tourism and Recreation based facilities. Commercial Center, Public Buildings, Auditorium, Petrol Pumps, Transport Terminal for passengers, Nursing Home, Hospitals, Office Buildings, Public Facilities, Public Utilities, Banks, Professional Offices, Parks, Gardens, Playgrounds, Schools, Colleges, Educational Buildings, Training Institutes Research Institutions, Hostels, Boarding Houses, Staff Quarters, Canteens, Sports Complex Gymnasium, Library, Assembly Buildings including Swimming Pool, Club, Stadium, Theatre, Open Space proposed for Party & Marriage Ceremony and Amusement and Recreation Activities, Art Galleries, Exhibition Halls, Discotheques, Bars (in association with eating establishments of forty seats and over).

1. Maximum height of 4 floors
2. Maximum plot coverage of 50%
3. Setback of 1.5 m on front, 3 m on two sides and 5 m on the side accommodating the septic tank