

## Sherabling Development Control Regulations 2015-2030 (SDCR 2015-2030)

**Table 1 Uses permissible, permissible Ground Coverage, Setbacks and no. of Storey**

<b>Precinct</b>	<b>Permissible Uses</b>	<b>Setbacks</b>	<b>Maximum plot coverage (%)</b>	<b>Maximum no. of floors *</b>	<b>Remarks</b>
<b>Residential (Low Density) (UV-2)</b>	Predominantly residential consisting of both private and institutional housing, government housing and group housing apartment blocks. Household economic activities at ground floor : e.g. bakery, tailoring units, beauty parlors etc.	Min of 3 m on all sides and 5 m on side accommodating septic tank	30	2	
<b>Residential (Medium Density) (UV-1)</b>	Predominantly residential consisting of both private and institutional housing, government housing and group housing apartment blocks. Household economic activities at ground floor : e.g. bakery, tailoring units, beauty parlors etc.	Min of 3 m on all sides and 5 m on side accommodating septic tank	35	2	
<b>Neighborhood node (UC-2)</b>	Mixed use (commercial/offices on ground floor, hotels etc.)	Min of 2 on side facing the main road ,3 m on all other sides and 5 m on side accommodating septic tank	40	2	
<b>Mixed use (UC-1)</b>	Mixed use ( commercial/offices on ground floor, hotels etc)	Min of 3 m on all sides and 5 m on side accommodating septic tank	40	3	

<b>Resorts</b>	Resorts	As per the precincts' plot coverage and number of floors.			The minimum plot area has to be 2000sqm
<b>Institutional I (Child Care centre, Sherabling Central School and Dzongkhag Hospital)</b>	Local, National & International Institutions	<p>The Sherabing Central School and the Dzongkhag Hospital shall have their own Master plan prepared in line with the vision and strategies of Sherabling LAP.</p> <p>Child care centre – Min. of 3 m on all sides and 5 m on side accommodating septic tank</p>			Child care centre to be designed as per the prescribed built form regulations
<b>Local Green Space System(G-1)</b>	Public Assets, Open space within settlement areas such as community open space, children play ground	-	10	2	
<b>Environmental Conservation Precincts (E-1)</b>	Activities related to environmental enhancement/protection and permitted/undertaken by on behalf of NEC, Landscaping activities; footpaths, cycle tracks, gazebos etc	Existing structures with an approval may be retained but new development and extension to old structures (except the ones listed in permissible uses) is not permissible.			

\*The maximum number of storeys permissible includes basements and split levels.