



# SAMDRUPCHOLING DEVELOPMENT PLAN



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DEPARTMENT OF HUMAN SETTLEMENT  
MINISTRY OF WORKS & HUMAN SETTLEMENT



SAMDRUPCHOLING DEVELOPMENT PLAN

# PART I

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## **1. 0 INTRODUCTION**

Samdrupcholing is a small town located in the central part of Samdrupjongkhar Dzongkhag with wide valleys and rich agricultural practices. With Drungkhag Administration and many government and corporate offices establishments, the small town is bound to see unprecedented development in future. As the town is still in infant stage, it's imperative to have a proper development plan to facilitate the sustainable growth catering to the both local and resident population to induce development in surrounding areas

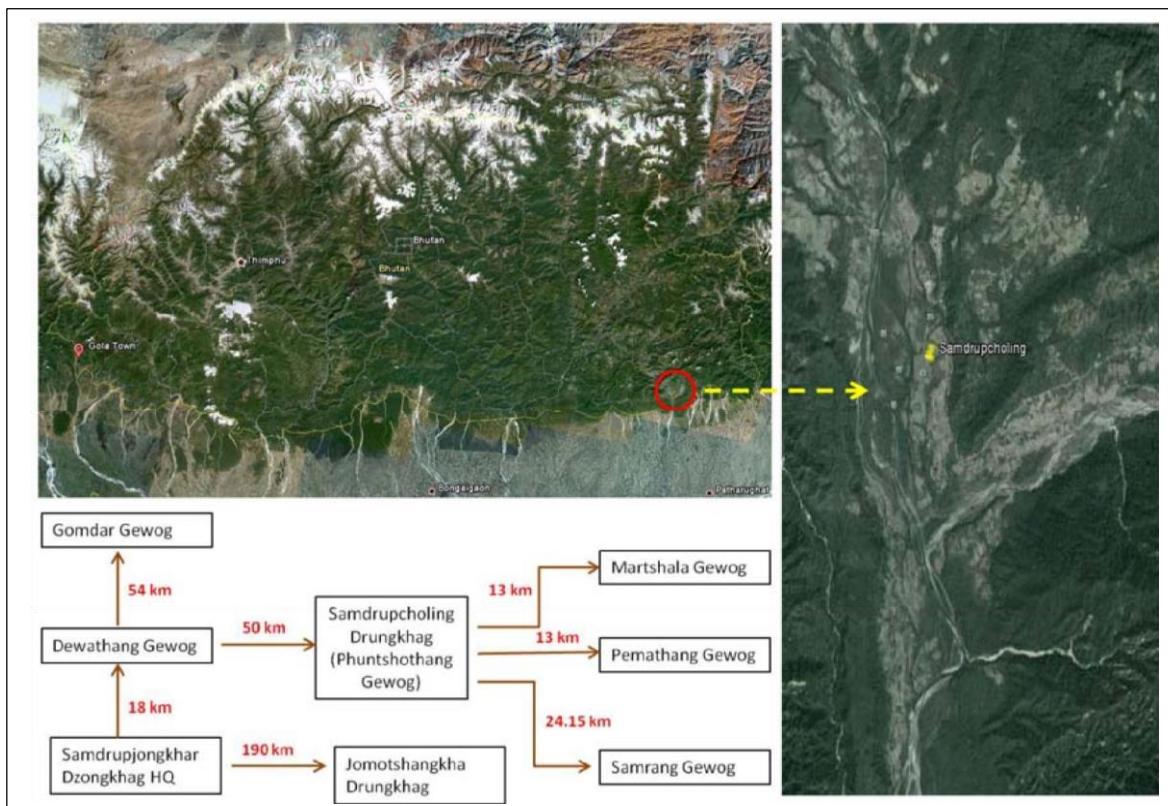


Fig.1 Context Map of Samdrupcholing

## 1.1 Aims and Objectives

The Development Plan for Samdrupcholing aims to develop a new town to mitigate the threats and setting a planned path to cater the future development needs. Following objectives are set to achieve the same:

- To facilitate the development of Samdrupcholing Drungkhag by developing a new town through sustainable town planning methods.
- To develop a new town facilitated with all the infrastructure and modern amenities required for efficient urban system.
- To design a layout plan that capitalizes the existing topography and natural features.
- To develop the river front as a green recreational space.

## 1.2 Need for the New Town

Being centrally located in the Drungkhag comprising of four gewogs i.e. Phuntshothang, Martshala, Pemathang and Samrang, the existing town is also the seat for Drungkhag Administration, Drungkhag Court, Regional Government and corporate offices. The construction of on-going East-West Highway project connecting Samdrupcholing to Samrang and good connectivity to Samdrupjongkhar via Dewathang is also strengthening its strategic geo-political location.

And with the improved security on the border in last one decade and huge intrinsic potential, Samdrupcholing town is bound to witness a development surge in the coming years. So to efficiently support and cater to the coming development, there's a requirement for the new town with complementary range of facilities.

## 1.3 Proposed Site for New Commercial Centre

As most of the existing town was located on Government land; to carry out the proper development was not possible because of the lack of proper ownership title and haphazard construction along the highway and river on narrow strips of land.

And in the wake of devastating flood in Merak Ama Ri in year 2004, the extent of damage to the existing town area was quite extensive. It caused destruction to many houses including bridge over the river and washed away quite a portion of its right bank. All this damage called for relocation of town area to new site for safe habitation and continuing growth.

Thus, area on the left bank of the river was allocated for the new town. The site proposed for New Town covers an area of 21.42 acres and it's totally under Government ownership. The area is under green cover. It is surrounded by river from west side, paddy fields from east and north and forest from south. DDR3I

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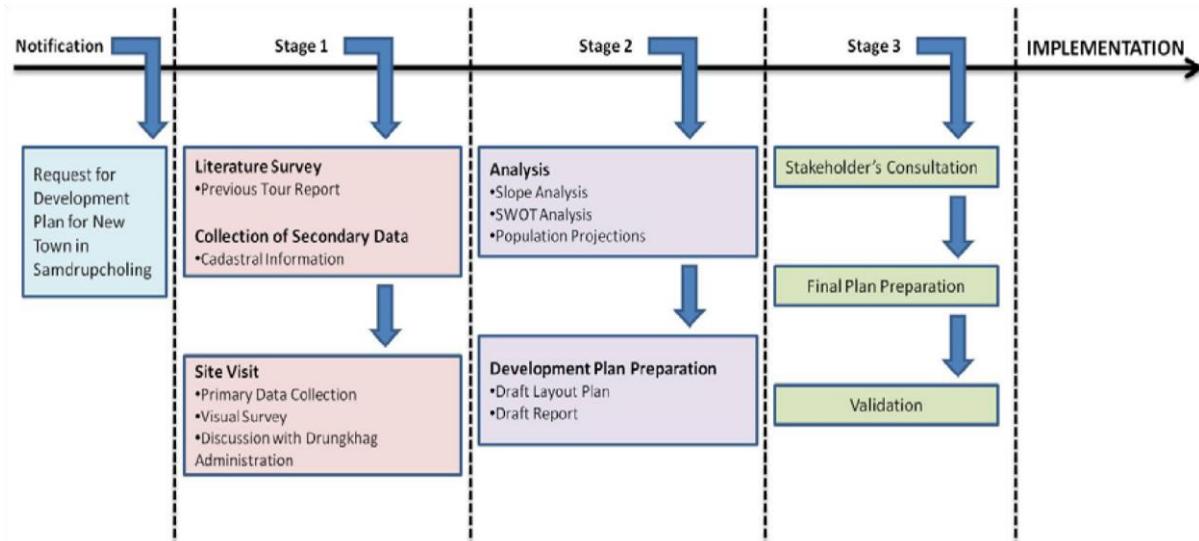
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Fig.2 Proposed Site



Fig.3-6 Proposed Site

### 1.4 Plan Preparation Process



## 2.0 EXISTING SCENARIO

### 2.1 Existing Samdrupcholing Town

The present Samdrupcholing town (earlier known as Bhangtar) is under Phuntshothang Gewog spread along the Samdrupjongkhar-Samdrupcholing Highway. It is located in the north-east of Samdrupjongkhar at a distance of about 50 kms from Dewathang, a town on the Samdrupjongkhar-Trashigang Highway. In south, Indian border town is only around 10 kms from the main town though there is no gateway or proper access due to security issues in the past and absence of cross border trade.

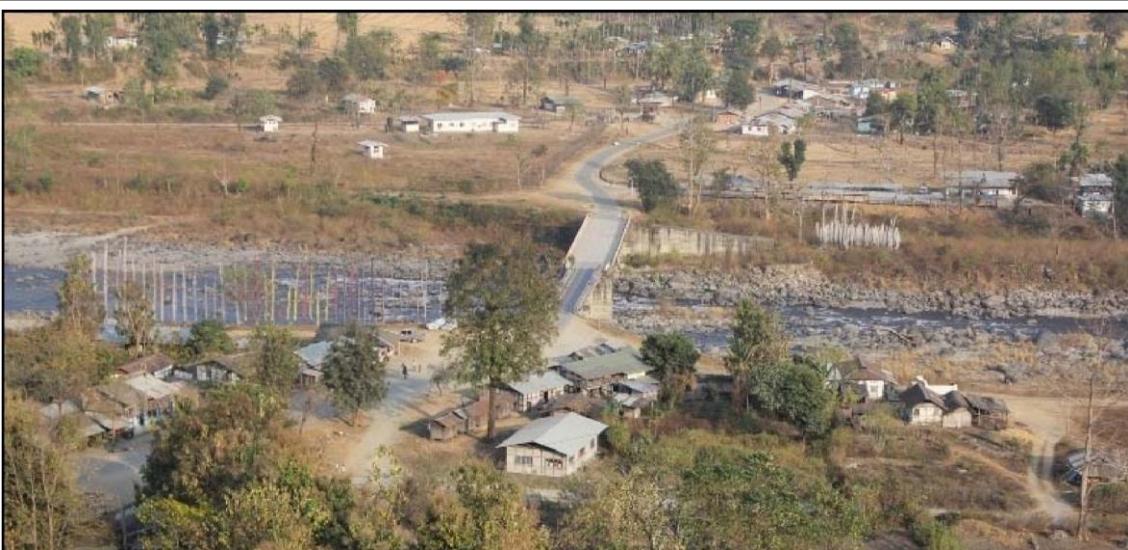


Fig.8 Existing Commercial center Tsangchuthama

The main commercial area is located on the either side of Merak Amri at an area called Tsangchuthama. Most of the shops are of semi-permanent or temporary nature with very few permanent structures which are under construction. Most temporary structures are on right bank of river squatting on government land. But with more private land on the left bank of the river, mostly semi-permanent and permanent structure has come up. The arrangements of shops are in rows along the road with lack of proper services though the Drungkhag Administration has installed few street lights and waste collection basket around the area. A transit camp of Royal Bhutan Army is also situated on the left bank of the river.

The commercial area is mostly consisting of restaurants, small grocery shops, hotel and bars. At present, the consumer base of these shops are mainly local with the highway travellers and people using services of many public institution.

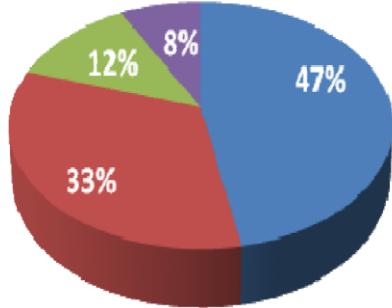


Fig.9-12 Existing Commercial center Tsangchuthama

## SAMDRUPCHOLING DEVELOPMENT PLAN

### 2.2 Land Use Pattern

Most of the area under Samdrupcholing Town is comprises of wetland. Paddy cultivation is the major agricultural practice. The major settlement of Samdrupcholing is spread across the left bank of the river.



Sl. No.	Land Use	Area (in acres)
1.	Wet Land (Chhuzhing)	153.434
2.	Dry Land (Kamzhing)	107.5
3.	Government Land (Zungdrel Sakhong)	39.78
4.	Land for Dwelling Unit (Khimsa)	25.449
	<b>Total</b>	<b>326.163</b>

Fig.13 Pie Chart showing existing Land Use Pattern  
P

Table 1 Table showing Existing Land Use Pattern

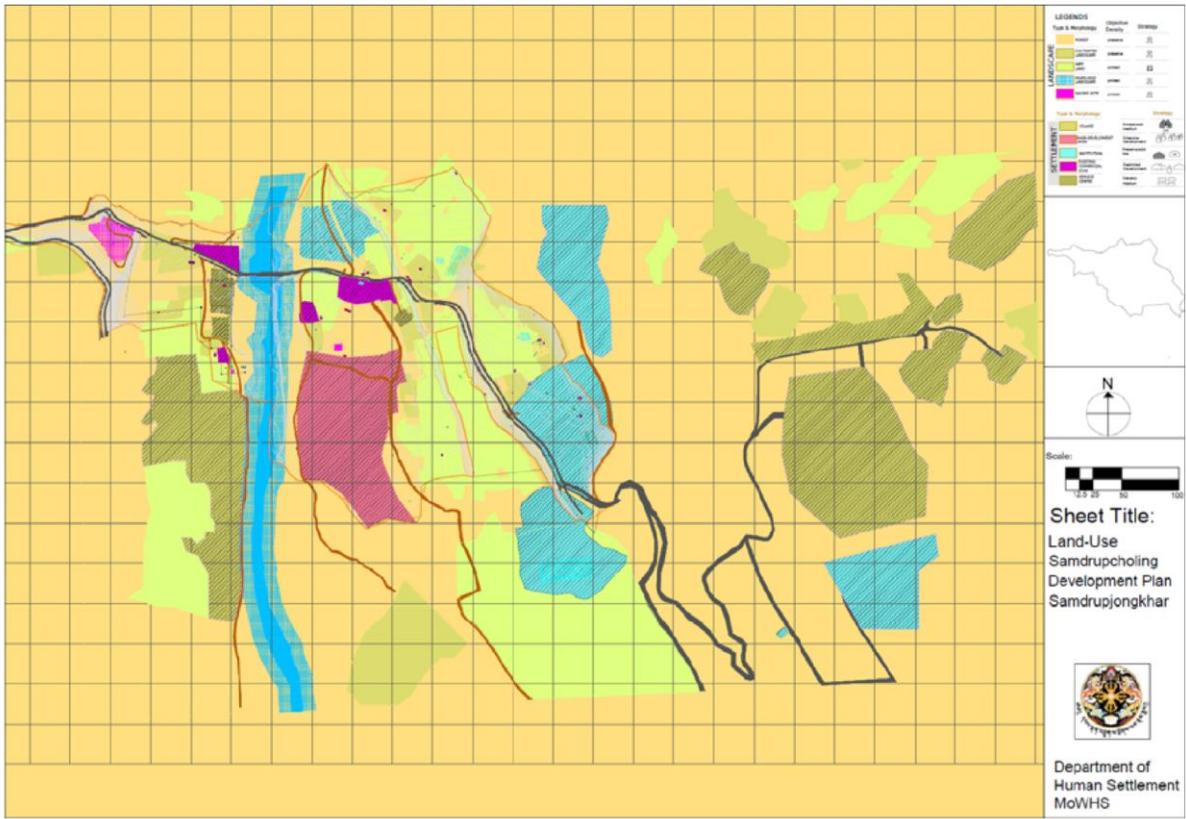


Fig.1 Existing Land Use Map

## 2.3 Population

As per the Census Records of the Drungkhag Administration, the existing population of Samdrupcholing Drungkhag is 11,420 with 1491 households. The population of the Phuntshothang Gewog comes around 2269 with total no. of 447 households. Eight main settlements i.e. Khateythang, Tshangchuthama (western bank), Tshangchuthama (resettlement), Tshangchuthama (eastern bank), Khameythang, Dungkharling village, Thangchugoenpa and Raitar; contribute in the total population of Gewog. This figure excludes the population of Majuwa Monastery, Tsangchuthama Monastery (30) and hostel facility of Karmaling Higher Secondary School (192).

Sl. No.	Settlements	No. of Households	Population
1.	Khateythang	23	250
2.	Tshanchuthama(Western Bank)	39	210
3.	Tshangchuthama (Resettlement)	29	200
4.	Tsangchuthama (Eastern Bank)	71	500
5.	Khameythang	43	339
6.	Dungkharling Village	165	410
7.	Thangchugoenpa	57	280
8.	Raitar	20	80
	<b>Total</b>	<b>447</b>	<b>2269</b>

Table 2 Existing Population

The average family size works out to be 5 which is equivalent to national average. Population of the town area which is illegally squatted is 210 with 39 numbers of households.

### 3.0 EXISTING AMENITIES

As if now, the town doesn't have any big infrastructural facilities though whatever is available there; is currently serving the existing population quite satisfactorily.

#### 3.1 Road and Circulation Network

The existing Samdrupcholing town area has proper black topped road which connects it to Dewathang and subsequently to the other parts of Bhutan. The black topped road has been extended to the Drungkhag Administration (Drungkhag office, Drungkhag Court) giving proper access to the surrounding settlements, Government Institutions (Regional centre for Aquaculture), few corporate offices (BDBL, Bhutan Telecom) and Phuntshohang MSS. Currently the Karmaling HSS is connected through dirt road. The proposed site can be accessed through two dirt roads of which one start from near vegetable market and another near Bhutan Post Office. The existing town is settled along the highway.

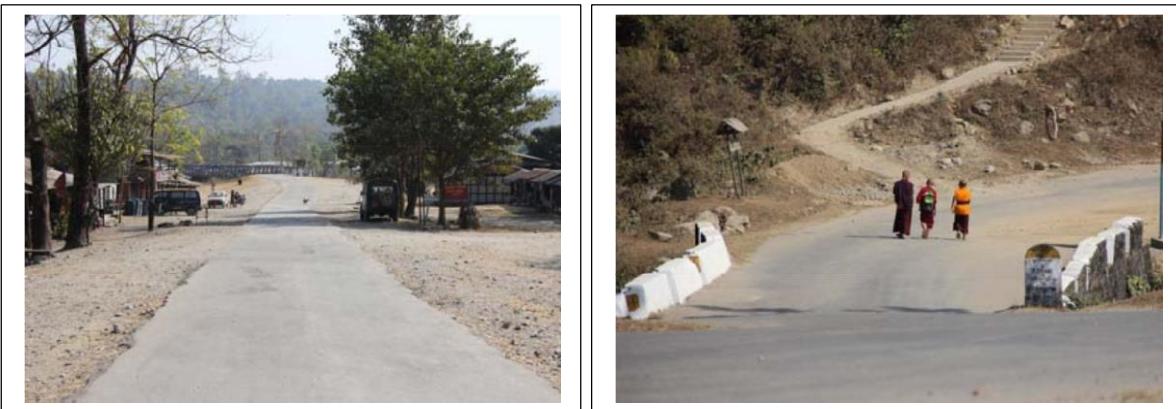


Fig.15 Existing Road

#### 3.2 Water Supply

Most of the household in the town have satisfactory water supply. The water supply to the town is provided through the Rural Water Supply Scheme while an alternative water

supply source is being developed. And as new town is proposed, there is an established need for piped water supply to every household with perennial water source.

### 3.3 Sewerage and Solid Waste Disposal

Samdrupcholing town does not have a piped sewage disposal system. Plot level septic tanks and soak pit facilities can be found generally in all the households. Due to magnitude of the existing town, sewage disposal and public toilets were not major issues but with new town proposed, providing integrated system with sewage treatment plant would surely be one of the major focus areas. Town doesn't have any designated site for solid waste disposal but Drungkhag Administration has managed to put some waste collection basket in the town area. There's not much of solid waste generation due to less commercial activity but with many development influxes coming in, need for dedicated solid waste disposal system is very much there.



Fig.16 Existing Waster Collection Bin & Road Site Drain

### 3.4 Power and Telecom Services

Electricity supply is not an issue in existing town as most of the household are electrified. Though adequacy of continuous supply, distribution network and load factors need to be established to properly support the upcoming development. Telecom services are quite satisfactory in the town with the availability of internet connection too along with mobile

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services.



Fig.17&18 Existing Power & Telecom Services

### 3.5 Institutional Establishments and Offices

Being centrally located and seat of Drungkhag Administration, the town hosts many institutions and corporate offices with regional operations, though few of them are operating through semi-permanent structures. These institutions include Royal Bhutan Army, Regional Centre for Aquaculture, BAFRA Office, Drungkhag Court, and Phuntshothang Gewog Office.

Corporate agencies like Bhutan Telecom, Bhutan Post and Bhutan Development Bank Limited also have their offices. In terms of health institutions, Basic Health Unit (Grade I) is serving adequately to the resident population. Educational facilities consists of Phuntshothang Middle Secondary School and Karmaling Higher Secondary School (set to open in few months) which is serving the population quite adequate with latter having hostel facilities for both girls and boys (capacity 192) also.



Fig.19 Phuntshothang Middle Secondary School

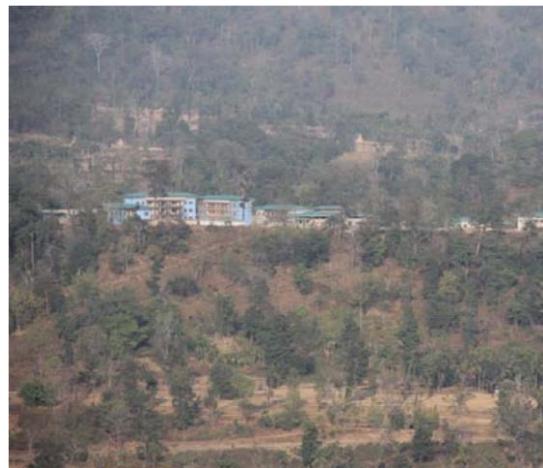
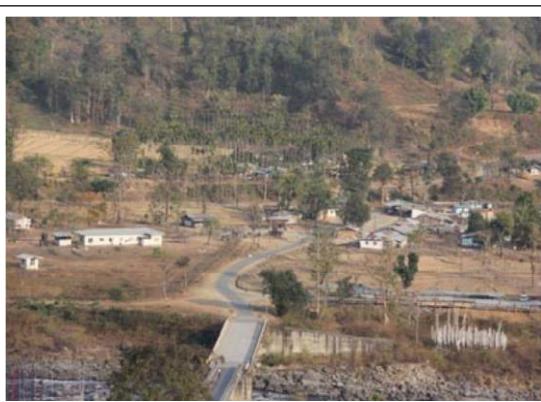


Fig.20 Karmaling Higher Secondary School



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Fig.21 Royal Bhutan Army



Fig.22 Regional Centre for Aquaculture

Fig.23 Samdrupcholing Dungkhag



Fig.24 Samdrupcholing

Fig.25 BDBL Office

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Fig.26 BPC Office

Fig.27 Bhutan Telecom Office

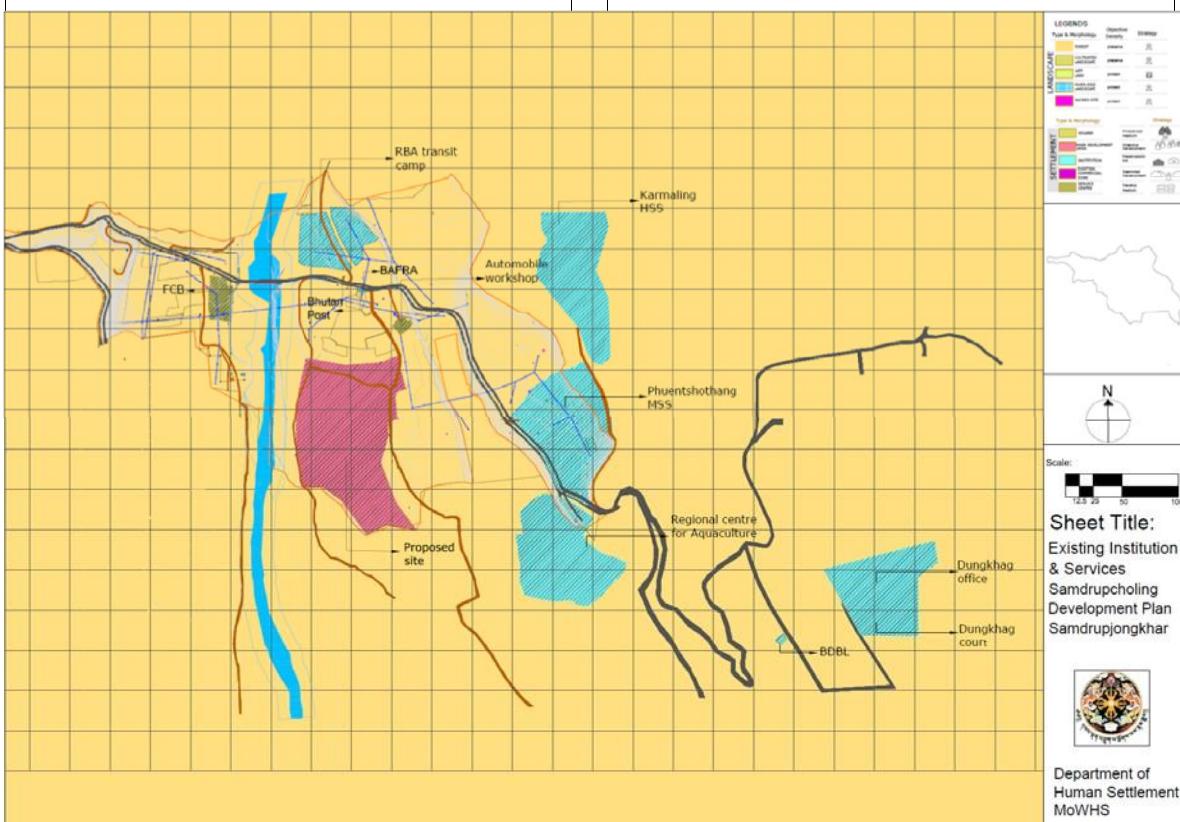


Fig.28 Map showing Existing Institutional Establishment & Offices

### **3.6 Heritage and Religious Structures**

Samdrupcholing does not seem to have a rich religious heritage but there are number of religious structures. There is a small Chorten located on the western bank of river along the road leading to Khameythang settlement. On eastern bank of river along the highway near RBA Camp, there's one Prayer Wheel also. And one Hindu Temple has been recently constructed close to the northern boundary of the proposed site for the new town.

Tshangchuthama community has also recently started their annual Tshechu program.

And as far as religious institutions are concerned, the Ugyen Phuntso Choling Monastery, commonly known as Tshangchuthama Monastery is located on the right bank of the river above Tshangchuthama town. It hosts annual pujas, rituals, drupchens and serves as the centre for several monasteries, drupdey (retreat centres) and nunneries. Foundation has started a construction of three storeys Zandepelri (monastery) and the project site is located in small flat land covering about 3 acres. There are also a number of Dratshangs including a branch of the Samdrupjongkhar Dratshang and a couple of private Dratshangs.



Fig.29 Samdrupcholing Dratshang



Fig.30 Chorten



### 3.7 Other Amenities

Drungkhag Administration has also constructed a Weekly Market Shed along the left of river. The interesting aspect of this market is that there are a number of market sheds that are installed by the farmers themselves to sell their farm produce. To meet the fuel requirements of the vehicles plying through town serving stone crushing unit nearby and ongoing construction of road to Samrang, the fuel barrels are stacked in the town area.

Fig.31 Ugyen Phuntsho Choling Monastery

Fig.32 Hindu Temple

Town also has one automobile workshop operating from a private property, one bus

ticketing counter and Rice mill.



Fig.33 Weekly Market

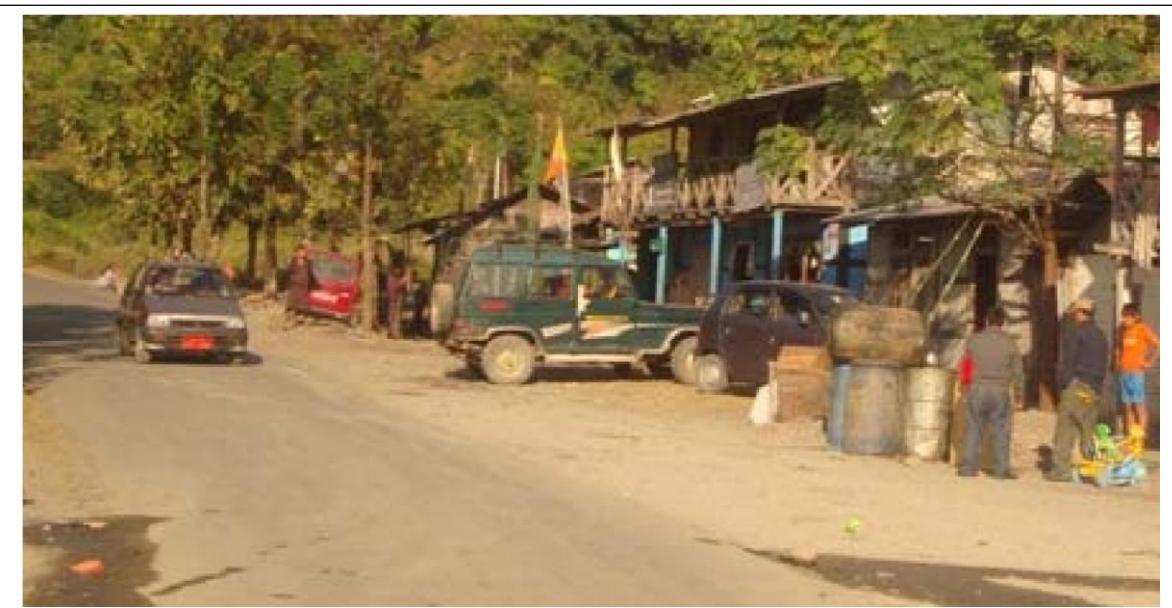


Fig.34 Makeshift Fuel Depot

## 4 Economy

### 4.1 Agriculture

Samdrupcholing is a major rice growing area and a major portion of the Phuntshothang Gewog falls under paddy cultivation due to its temperate climate and vast stretches of plain land. Around 969.61 acres of wetland supports the cultivation of paddy as staple food

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crop with Maize and Millets also contributing quite a portion in total cereal production. Recently few farmers have also started the double cropping paddy agricultural practices in the Phuntshothang Gewog since it has a huge potential due to its low altitude and no water scarcity in winters and spring. The area is also the producer of the popular 'Khamtey' rice for which both the demand and price have tremendously increased in recent years.

In terms of cash crops, the orange production is also very substantial mainly in Martshala Gewog. These oranges are now taken to Samdrupjongkhar via Samdrupcholing, for auction. Few household has also started mushroom cultivation as it fetches a good price in

Fig.35 Paddy Fields

market. Ginger and areca nuts are other crops that hold good potential too.



#### **4.2 Fishery and Apiculture**

Regional Centre for Aquaculture is also doing a very commendable job and establishing a unique importance for Drungkhag. The Centre is engaged in warm water fishery development with 80-90 private and government fishing ponds. They are also helping other eastern Dzongkhags with pisciculture and many hotels and commercial operation buy fishes from farmers engaged in fish farming. Efforts are also on for bee-keeping as the bio-diversity in the area is quite rich.



Fig.36 Fishery Ponds Regional Centre for Aquaculture

## 5.0 ANALYTICAL STUDY

### 5.1 Slope Analysis

Under this analysis, the surfaces of land under different slope measurements were studied. It's a very important analysis as it gives the information of land suitable for development activities or allocating appropriate land uses.

Land with slopes between 0 and 30% have been considered suitable for development while any land with slopes greater than 30% shall be considered only for restricted development, as is the practice in the country. The proposed site is relatively flat land with short thin stretch of earth mound along the western border of the site.

Fig.37 Slope Analysis

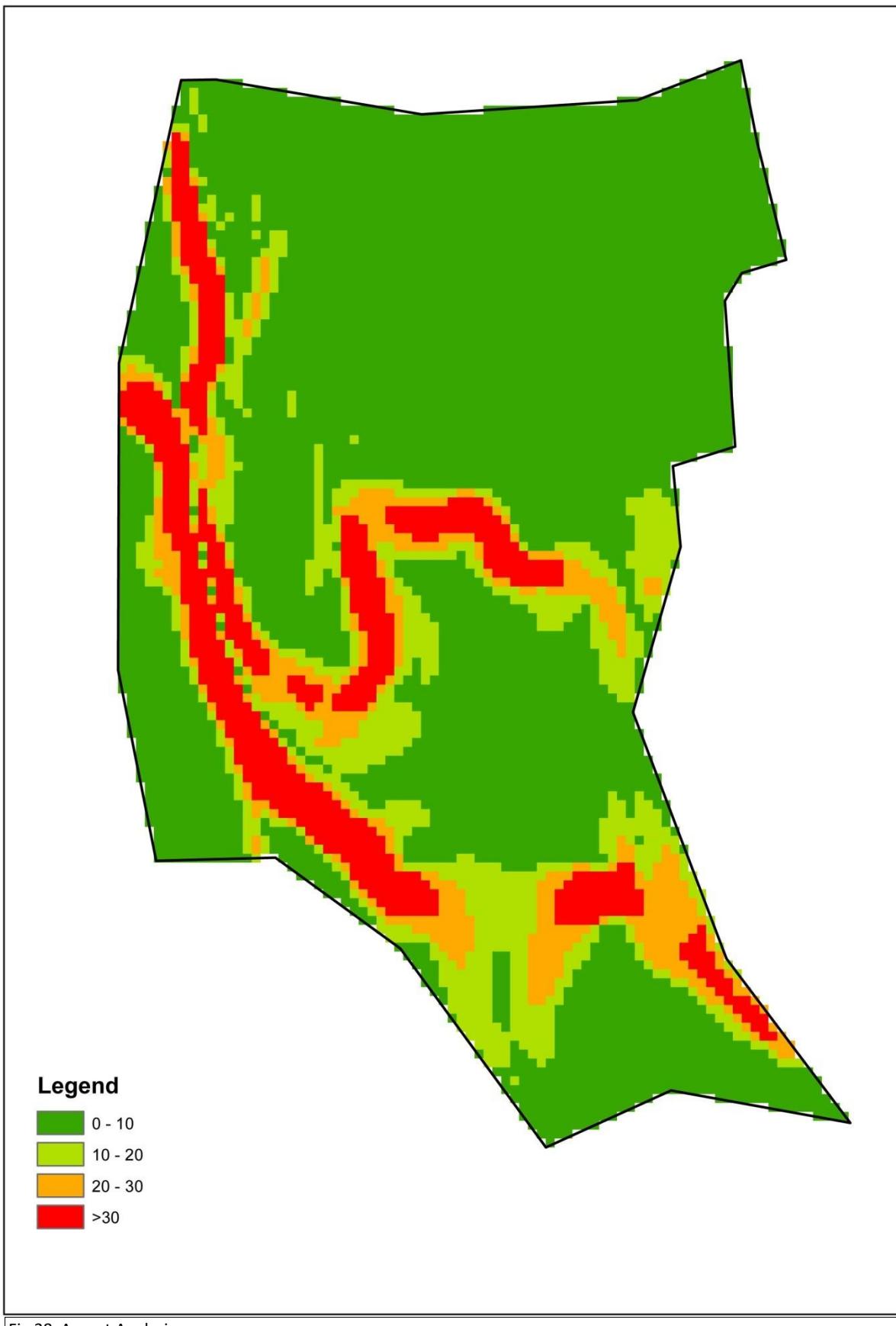
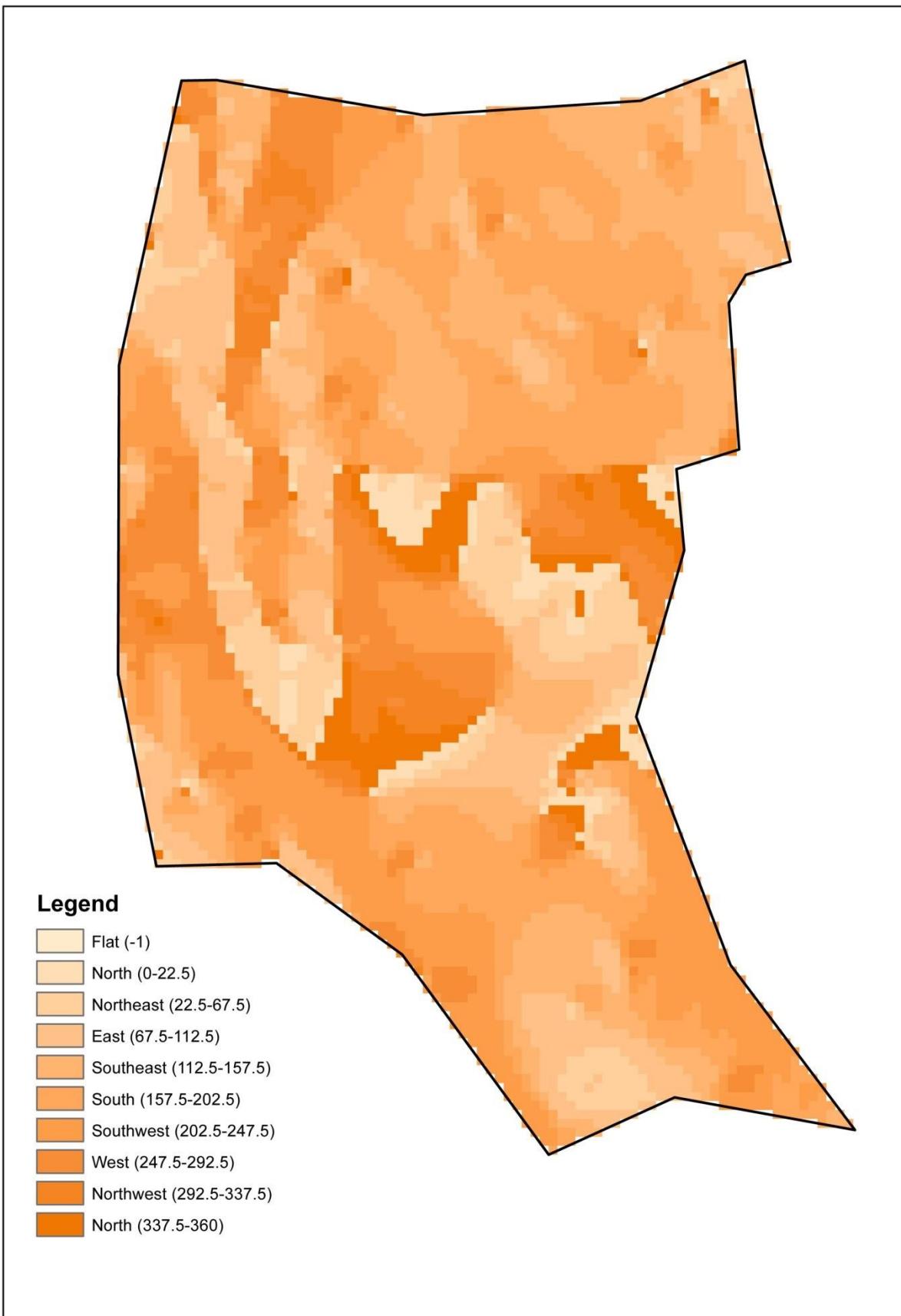


Fig.38 Aspect Analysis



## 5.2 SWOT Analysis

Strength	Weakness
<ol style="list-style-type: none"> <li>1. East West Highway passes through and fairly good road connectivity to other Gewogs.</li> <li>2. Drungkhag Administration</li> <li>3. Central location in the Dzongkhag.</li> <li>4. Many government and corporate offices.</li> <li>5. Wide plain valley</li> <li>6. Rich Agricultural practice with double cropping Developed</li> <li>7. Pisciculture.</li> </ol>	<ol style="list-style-type: none"> <li>1. No proper water supply. Lack of designated solid waste disposal site.</li> <li>2. Piped sewage disposal system is not present.</li> <li>3. Low threshold population.</li> </ol>
Opportunity	Threat
<ol style="list-style-type: none"> <li>1. A new gateway to India can induce development.</li> <li>2. Availability of land for proper development</li> <li>3. Potential Religious and Nature Tourism.</li> <li>4. New commercial hub for the region.</li> <li>5. Proposed Hydropower Project in vicinity (Gomdar).</li> </ol>	<ol style="list-style-type: none"> <li>1. Security Issues</li> <li>2. Flood prone area.</li> </ol>

Table 3 SWOT Analysis

## 5.3 Population Projections

With given total area for the development of new town, it is very vital to do the population projection so as to determine the level of services to be provided in the proposed town.

The upcoming town would be hosting many activities which will be exploited by the nearby settlements.

As there are no population data available for consecutive years, it is not possible to determine the growth rates. So for projection, growth rate of Samdrupjongkhar Dzongkhag

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has been taken i.e. 1.8%. The population projection has been done in two different following scenarios:

**Scenario 1:** Under this, the population of Tshangchuthama (western bank) settlement has been taken as base population considering immediate relocation of the settlement as it's proposed. And it will help in determination of no. of plots to be carved out for residential and commercial development. The existing population of this settlement is 210 with 39 numbers of household. With the growth rate of 1.8%, the projected population for 2030 is 300.

**Scenario 2:** The population of settlements falling in the surveyed area is taken as base population. It is to be done to determine the level of services required in the new town because these settlements will fall under its direct catchment area. The existing total population of Tshangchutama (western Bank), Tshangchutama (resettlement) and Tshangchutama (eastern bank) is 910 with 139 number of household. With the growth rate of 1.8%, the projected population for 2030 is 1300.

Given its strategic location, with east-west highway passing through and seat of Drungkhag Administration, it's very likely that Samdrupcholing will play a pivotal role in the region. People from neighbouring gewogs will visit to use the services offered by many Government and corporate offices. It will be a transit point for the travelers plying on east-west highway. In addition to this, the possibility of Nyera Ama Ri Hydropower project and Karmaling HSS hostel facilities will definitely contribute in floating population. Floating population extensively use the infrastructural services of any town so it's very imperative to consider floating population in population projections. Factoring in a floating population of about 20%, the total projected population would be 1560.

Year	Scenario 1		Scenario 2	
	Population	Floating Population (20%)	Population	Floating Population (20%)
2010	210	252	910	1092
2015	230	276	995	1194
2020	251	301	1088	1306
2025	274	329	1189	1427
2030	300	360	1300	1560

Table 4 Population Projection

## 6.0 PROPOSAL FOR ACTION

### 6.1 Concept of the Plan

The Development Plan for Samdrupcholing is based on the concept of vibrant settlements along waterfront. Predominantly waterfront development are places for public enjoyment. However the plan proposes for mix-use development where people come to work, live as well as place to play.

The promenade along the river front provides for series of recreational activities in addition to maintaining buffer between the settlement and river. Furthermore, the plan provides for formally planned commercial centre for the settlements in the hinterland with amenities and facilities within walking distance.

### 6.2 Planning Principles

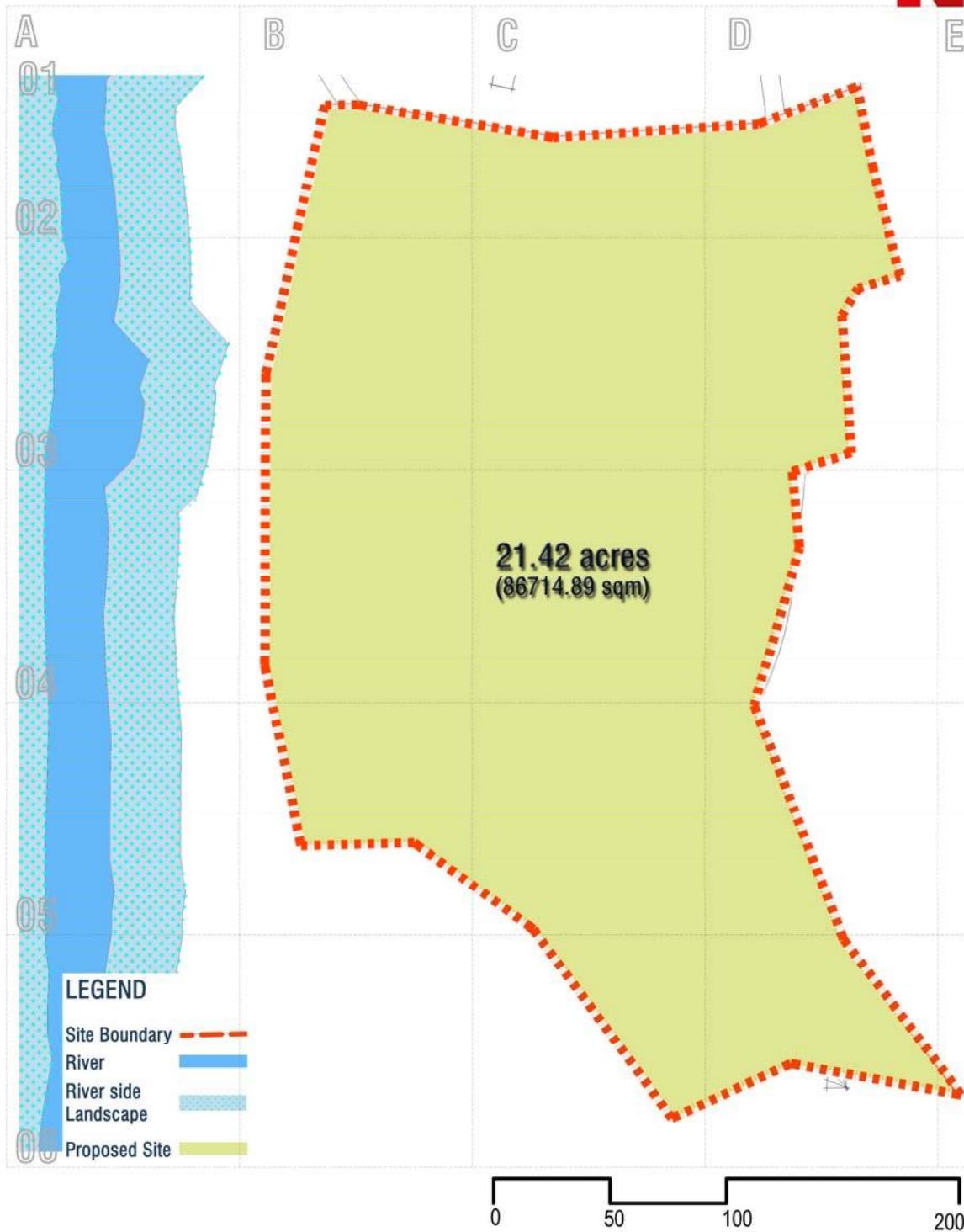
- Principle 1. Promote river front development more as a *Public Domain* through provision of efficient facilities and amenities.
- Principle 2. Enhance the connectivity within the site and the hinterland by providing efficient network of road, footpath and bridges.
- Principle 3. Enhance significant sight lines to and from prominent points and facilitate the visual connection between the river and agriculture landscape through structuring of road and footpath network.
- Principle 4. Promote built form and scale of buildings consistent to the buildings in the neighbouring area.
- Principle 5. Promote traditional architecture of Bhutan through appropriate and elaborate use of architectural features and elements in the built form.
- Principle 6. Promote walking and cycling within the site through provision of network

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of footpath and bicycle track.

- Principle 7. Promote public open space in view of hot climate by providing parks, squares, and other forms of outdoor recreational spaces

PROPOSED SITE

N



### 6.3 The Proposed Land Use Plan

The site is predominantly on a flat terrain. The Land Use Plan provides clear delineation between the riverside landscape, settlement area and the agricultural paddy fields. The area has been categorized mainly into;

1. Commercial
2. Mixed Use
3. Institutional
4. Services and Amenities
5. Open Spaces

The proposed land use aims to provide for services and amenities on the periphery of the site which makes it efficient and more accessible for services.

#### **Commercial Precinct**

Predominantly the area within the site is earmarked for commercial activities since the site serves as main commercial centre for the settlements around the site. The commercial precinct is located more towards the entry to the site and also along the riverside promenade. Commercial activities will be more confined within this precinct.

#### **Mixed Use Precinct**

This precinct is located further away from main commercial, recreational activities and services. The precinct is primarily for residential. Low to medium density residential units are ideal development within this precinct. However, corner convenient stores, walk up offices and day cares may be encouraged to make the neighbourhood vibrant. Large retails, hotels, bars, etc. shall not be permitted in this precinct.

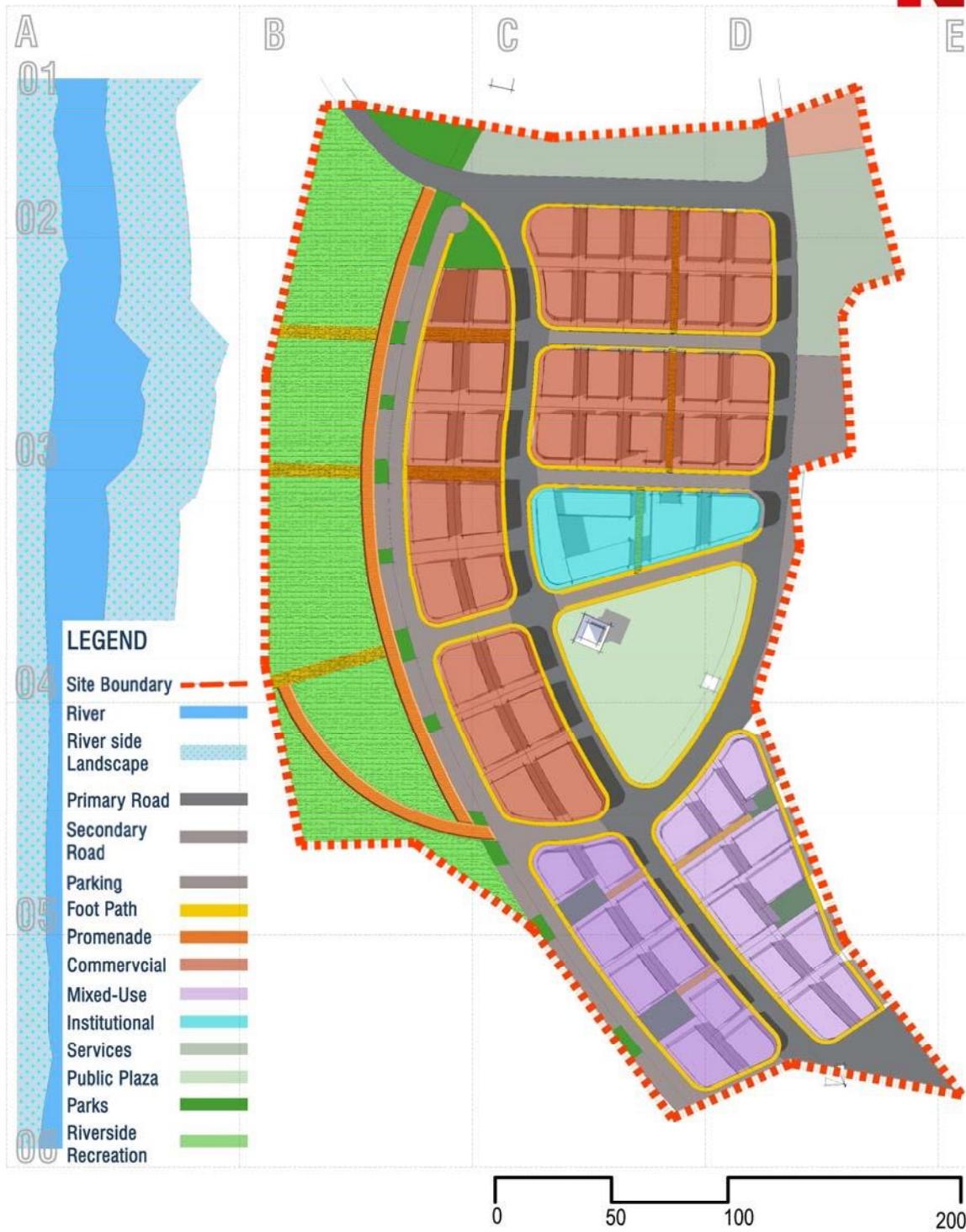
#### **Institutional Precinct**

The development plan proposes for dedicated area within the site to be used for institutional purposes to ensure establishment of required institutions within the proximity of the site. This would entail timely services for the people within walking distance.

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The precinct is located at the centre so that it becomes one of the catalyst for making the settlement within the site more vibrant and sustainable. The precinct consist of the town hall and eventually becoming the land mark for the area. The Public Square adjacent to the precinct also add character and value to the precinct.

## PROPOSED LAND USE



### **Services and Amenities Precinct.**

The area also serves as transport node for the commuters to the settlements in further east and north. Therefore, adequate area has to be provided to cater for services such as bus stop and parking space for the commuters.

The bus stop and public parking space for the commuters are provided at the entry to the site to ensure that heavy vehicles do not ply through the middle of settlement. Hotel accommodation and commercial facilities are located in close proximity to the bus stop and public parking space.

Dedicated space has been earmarked for carrying out vegetable shopping. The same area is also to be used for auctioning cash crops since the region is known for cash crops like oranges and cardamom. The location makes it easily accessible for heavy and service vehicles.

A common sewer treatment plant with network of piped sewer is proposed for site. It is located at the lowest point within the site.

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## PROPOSED SERVICES &amp; AMENITIES

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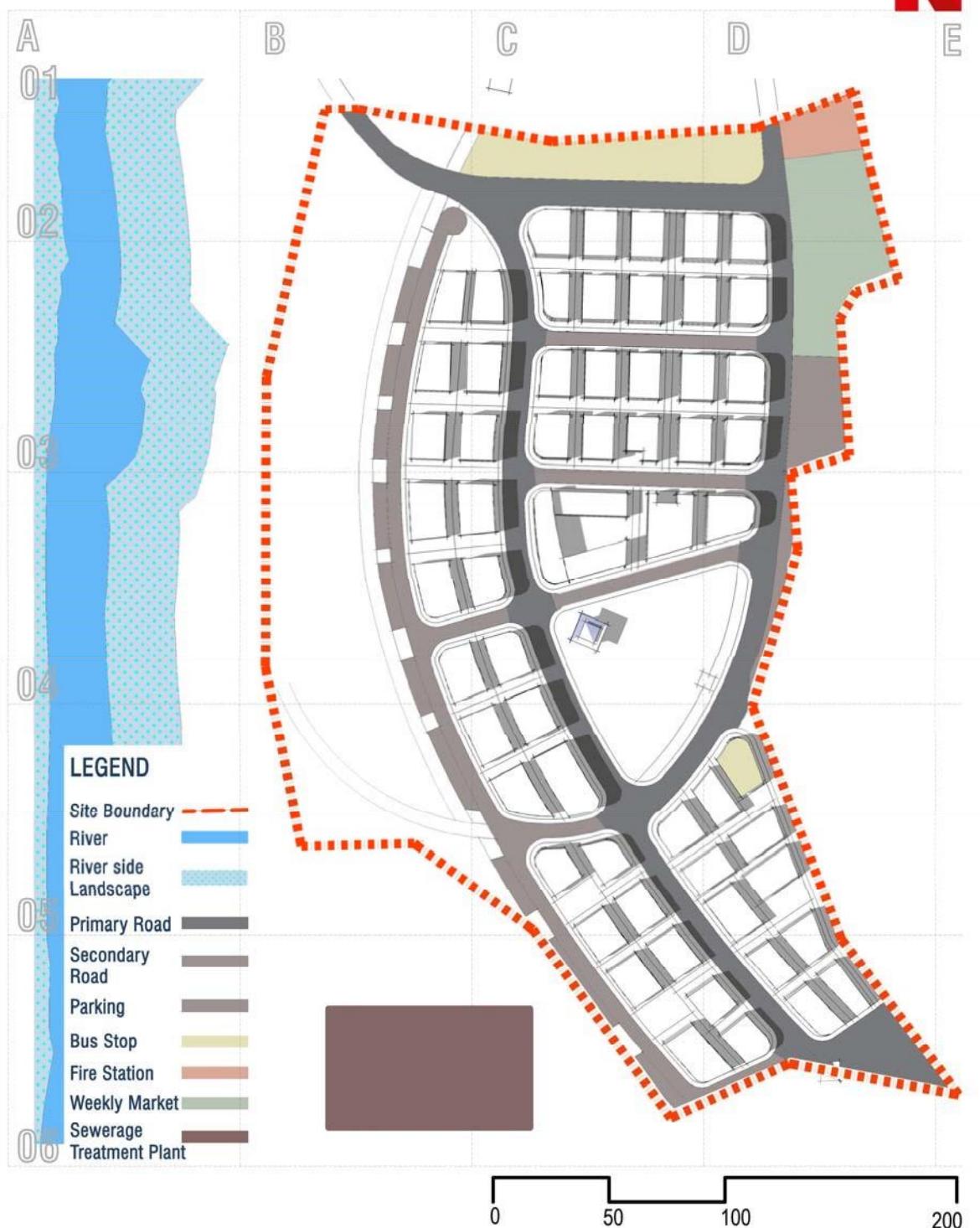


Fig.41 Proposed Services &amp; Amenities Precinct

## **Open Space Precinct**

The network of open spaces consist of the riverside promenade, the public square in the centre and the tot lots. In view of the hot climatic conditions, open spaces and recreation will attract people to spend lot of time out door. The network of open spaces also provides continuum from river to the bigger open paddy fields into the interior.

The river side promenade provides for a continuous area along the river to be used for both active and passive recreation. The promenade also encourages space along river front to be more public against privatization if designated for some other uses. Parking spaces are also provided along the promenade to encourage people from nearby places to use the riverfront recreation.

The Public Square in the town centre is defined by buildings on two sides and opens up into the bigger open space of paddy fields. The square with chorten and seating facilities will be used by elderly for spending time outdoor. The square could also be used for community activities. Since the square is located adjacent to the Town Hall, it may be used as spill over space for the Town Hall.

The tot lots within the residential neighbourhood provides for small parks within the neighbourhood. These tot lots are connected with the network of footpath to enhance the accessibility within the site and also provide passive surveillance to the parks.

**PROPOSED OPEN SPACE**



Fig.42 Open Space Precinct

#### **6.4 Road Network**

An efficient hierarchical network of road has been proposed for the site. Besides the road network frames the overall visual character of the site. In addition to providing access to the site and plots the road network, especially the secondary roads are orientated in such way that they provide visual axis and shaft between the river the paddy land. The commercial streets are defined by buildings on the sides.

There are two categories of road; primary and secondary. The primary road of 13m ROW runs through the site and has provision for connection for future expansion and development. It accommodates two lane traffic, footpath of 2 m wide on either sides and on-street parallel parking space. In view of the hot climate the on-street foot paths are kept wide.

The secondary road is of 10 m wide and predominantly runs east-west. It connects the primary road within the site and accommodates two lane traffic and 2m wide footpath on the either side of the street. There shall be no on street parking permitted on this road. The secondary road are also located strategically to draw cool breeze from the river into the interior development. This road also break off the typical grid iron streets to more vibrant and organic street.

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**PROPOSED ROAD NETWORK**

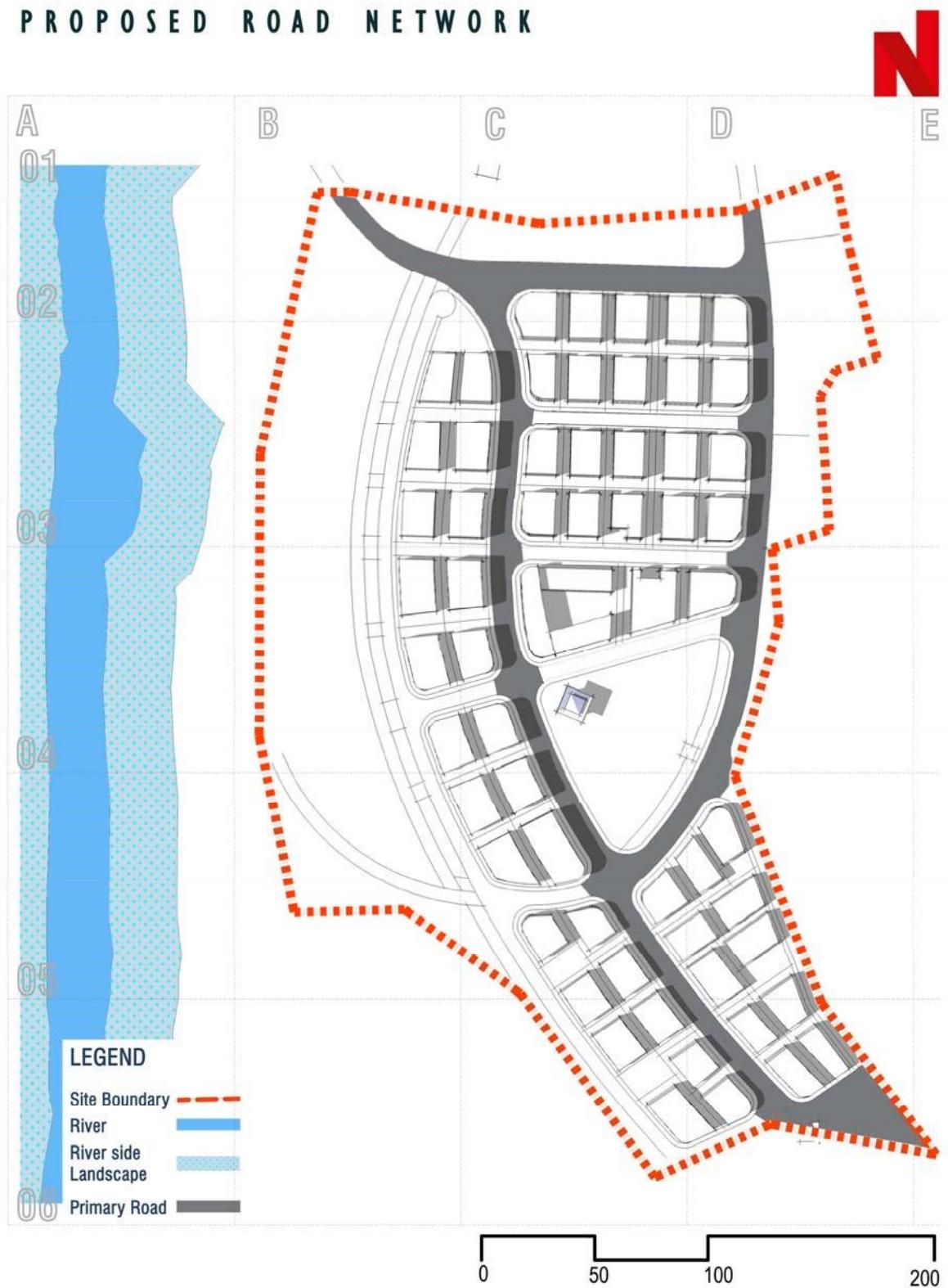


Fig.43 Proposed Road Network (primary road)

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Fig.44 Proposed Road Network (secondary road)

# SAMDRUPCHOLING DEVELOPMENT PLAN

## - PROPOSED ROAD NETWORK

A

01

B

C

D

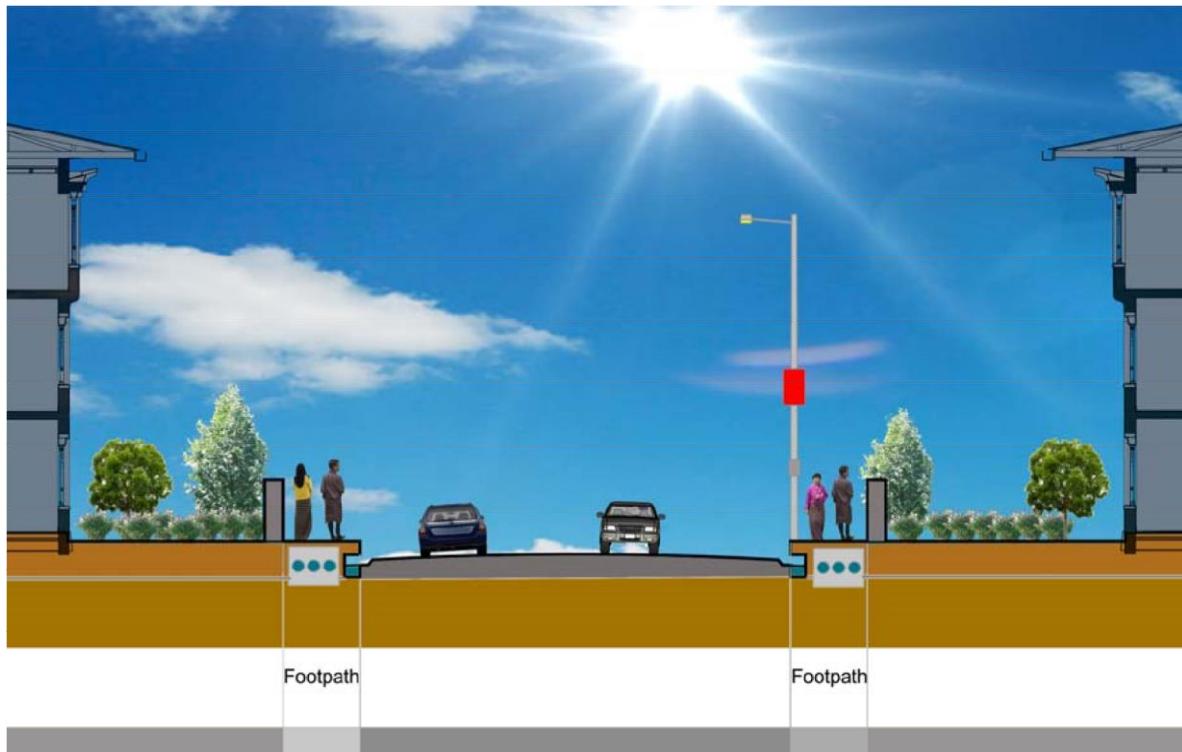
E



## SAMDRUPCHOLING DEVELOPMENT PLAN



Fig.45 Proposed Road Section (primary road)



Secondary Road = 10M (2 Lane + 1.5M Footpath on both side)

SAMDRUPCHOLING DEVELOPMENT PLAN

Fig.46 Proposed Road Section (secondary road)

Fig.47 Proposed Off-street Parking

## PROPOSED PARKING



## 6.5 Footpath Network

The entire area within the site is within a quarter mile distance. Therefore, it becomes more important for the site to be accessible on foot. Series of on-street and off street footpaths (2m wide) are provided within the site. The on-street foot path especially in the commercial precinct along with the building set back provides for adequate space which could be used for arcade, outdoor sitting and also plantation of appropriate trees. The offstreet footpath which run east-west and as extension of the secondary roads provides strong visual axis and connection between the river in the east and the paddy fields towards west. The off-street footpath connecting the bus stop and culminating at the town hall provides for a strong sense of place through the commercial precinct.

There are also off-street foot path connecting the tot lots in the residential area.

SAMDRUPCHOLING DEVELOPMENT PLAN

## PROPOSED FOOTPATH NETWORK



## SAMDRUPCHOLING DEVELOPMENT PLAN

Fig.48      Footpath Network

Fig.49   Proposed Riverfront Promenade

# SAMDRUPCHOLING DEVELOPMENT PLAN

0                  50                  100                  200

Proposed

- PROPOSED PROMENADE

A

01

B

C

D

E

N

## PROPOSED SIGHTLINES

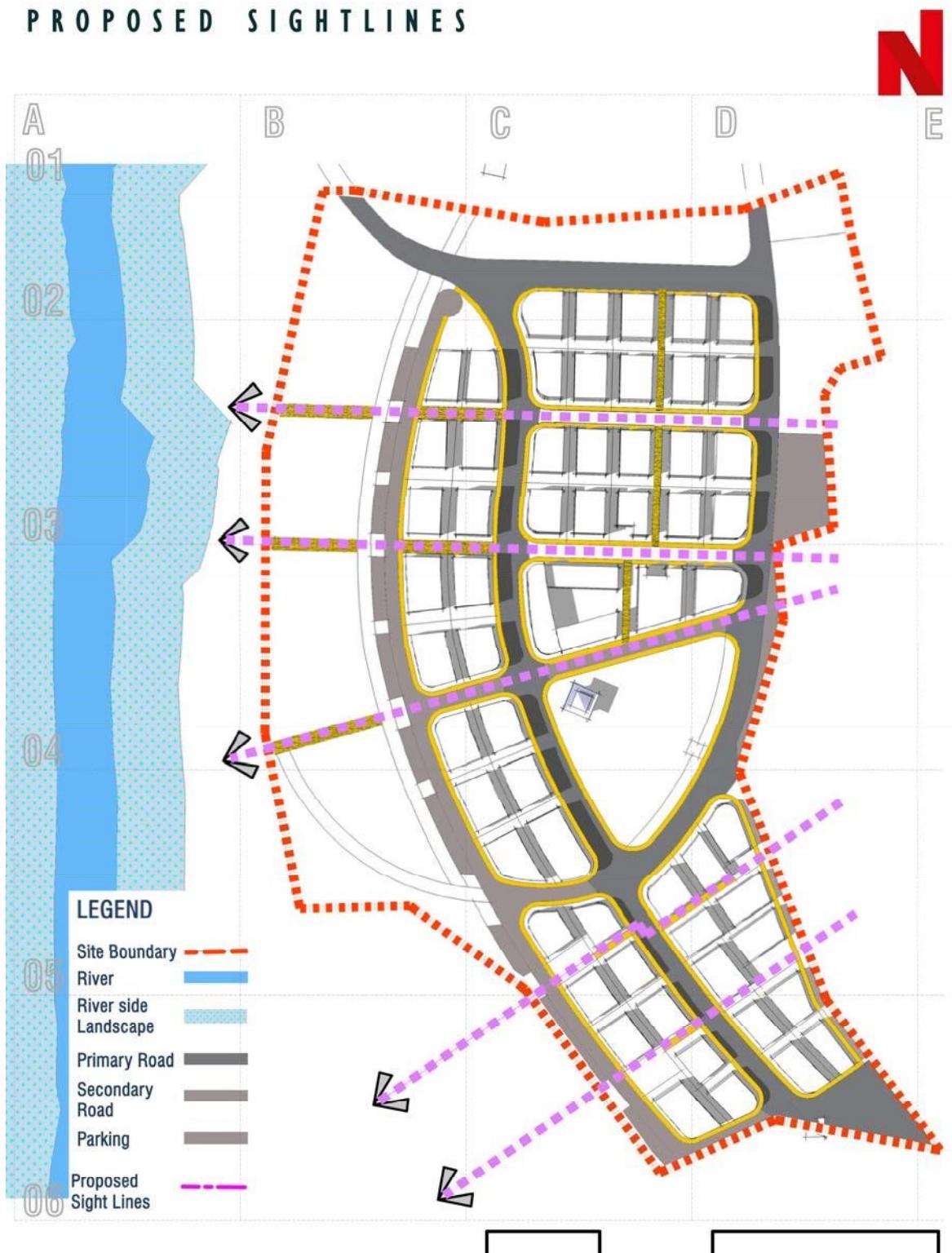


Fig.50 Sightlines

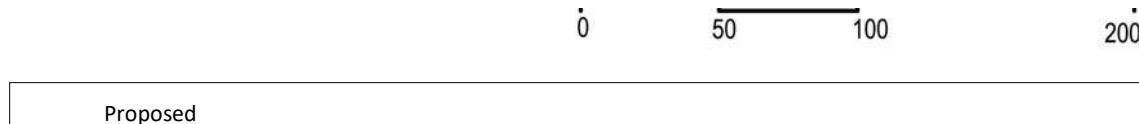
## 6.6 Plot Configuration

The plots are categorized into commercial, mixed-use, institutional, services and amenities. There are 36 commercial plots with average size measuring 470 sqm. A maximum 50% plot coverage shall be permissible on commercial plots. The minimum depth of commercial plots is 20m.

There are 20 mixed use plot with average size measuring 440 sqm. A maximum 40% plot coverage shall be permissible on mixed use plots. The minimum depth of these plots is 20m.

There are 3 institutional plots within the site measuring 2900 sqm. A maximum of 45% plot coverage shall be permissible on these plots.

Plots measuring 7400 sqm has been earmarked to accommodate services and amenities inclusive of bus stop, weekly market and fire station. The plot for the sewer treatment plant has been located outside the boundary of the site.



SAMDRUPCHOLING DEVELOPMENT PLAN

## PROPOSED PLOT CONFIGURATION

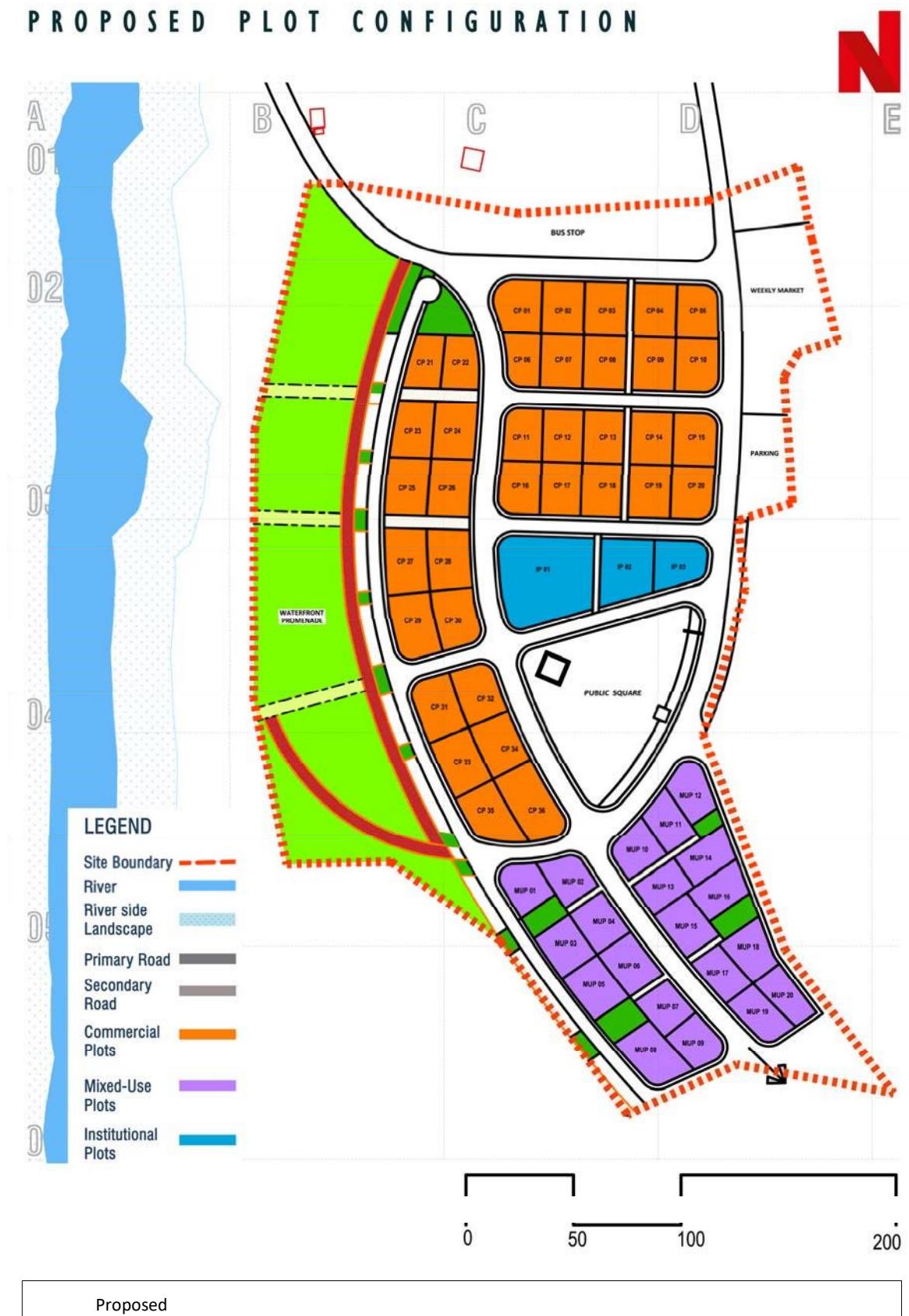


Fig.51 Plot Configuration

## 6.7 Building Heights

A maximum of three floors (G+2) shall be permitted within the development plan site. The building heights are maintained in consistent to the scale and form of buildings in the neighbouring area.

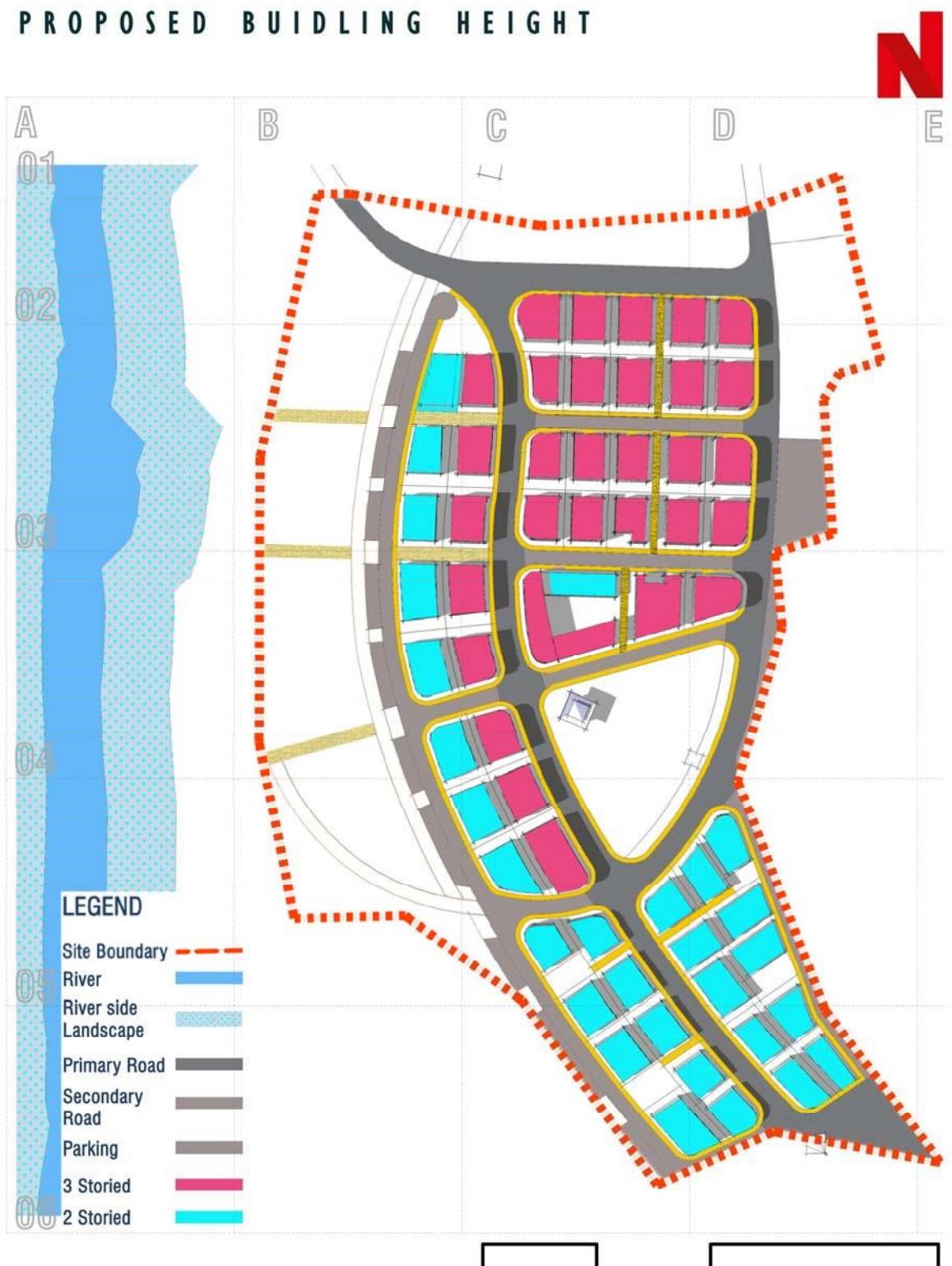
Buildings fronting the riverside promenade are stepped down to provide views for the buildings at the rear side. A maximum of 2 floors shall be permitted on the plots along the promenade. The building heights shall be maintained in accordance to the building height map and the DCR.

# SAMDRUPCHOLING DEVELOPMENT PLAN

0                    50                    100                    200

Proposed

## PROPOSED BUILDING HEIGHT



## SAMDRUPCHOLING DEVELOPMENT PLAN

Fig.22 Building Heights

