



དཔལ་ལྷན་འབྲུག་གཞུང་། འབས་ཏོག་ལྷན་ཁག།

ROYAL GOVERNMENT OF BHUTAN
MINISTRY OF WORKS & HUMAN SETTLEMENT
THIMPHU : BHUTAN



MINISTER

MoWHS/DHS/C&DRD/Adm/2016-2017/ 797

1st August 2016

Directives on the amendment of the maximum building height allowed in the Rural Construction Rules 2013 and its application

In accordance with the Section 300 of the Local Government Act and the clause 10 of the Rural Construction Rules 2013, the Ministry of Works and Human Settlement amends the clause no. 26 of the Rural Construction Rules 2013 as 'The maximum number of floors permissible shall be three. However, it shall be subject to the locations and conditions as follows':

- a) **The existing villages:** The building height of three stories shall be allowed in the villages on the condition that the construction is supervised by traditional zopens and that it is done in rammed earth incorporating appropriate traditional architectural elements and improved technical detailing as provided by the relevant competent authority.
- b) **The urban peripheries, commercial service centers and along the highways:** The building height of three stories shall be allowed in these locations. However if the construction is proposed in Reinforced Cement Concrete (RCC), there will be restriction on the timber subsidy as per the rules of the Ministry of Agriculture and Forest.
- c) **The institutional development:** The building height of three stories in institutional development outside the locations mentioned in condition no. 'b' shall be allowed if it is proposed with comprehensive master plan showing details such as access to the site, density, building height, open spaces, location of sewerage system, water sources, parking etc. However if the constructions is proposed in Reinforced Cement Concrete (RCC), there will be restriction on the timber subsidy as per the rules of the Ministry of Agriculture and Forest.
- d) **Areas with approved settlement plans:** If there is an approved settlement plan in the form of Valley Plan, Structure Plan or Local Area Plan, the provisions of the plan shall supersede the above approval conditions.
- e) **The Bhutanese Architecture:** Notwithstanding the above, it will be the responsibility of all concerned viz government agencies, corporations, private agencies and individuals to implement the Bhutanese architecture strictly as per the Bhutanese Architecture Guidelines.

This Directive is issued on August 01, 2016 for immediate implementation.

Dorji Choden

Minister
Ministry of Works & Human Settlement
Thimphu : Bhutan