

Guidelines on the Development of Service Center at Dewathang, Samdrup Jongkhar Thromde

1. Land Use planning and proposed functions for establishment:

- 1.1 A total land area of 1.5 acres (approximately) was considered for planning the service center at Dewathang and details of land allocation for specific functions are described below:

Sl.No	Function type	Quantity of Plots	Total Area	Remarks
1	Automobile Workshop	2	45.91 dismil	
2	Other small-scale industries(gas go-down- 1 unit, steel fabrication- 2 units, furniture 1 - unit)	4	91.82 dismill	

- 1.2 The area shall be used only for the automobile workshop, small-scale manufacturing/production and repair and maintenance activities. No warehouse or retail shall be allowed.

2. Criteria for acceptance of application

- 2.1 For areas identified for the Automobile workshop and small-scale industries, the first priority shall be given to applicants who have their census under Dewathang Demkhongs.
- 2.2 Only one person from the same household/census shall be eligible for a single plot and apply for one activity.
- 2.3 The applicant shall have a valid trade license and produce proof of financial and human resource capacity to establish and operate the proposed activity

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2.4 The applicant shall submit a business project proposal and other relevant documents if any.

2.5 The applications with their census and license based in other parts of the country shall be categorized separately as per the type of functions proposed and allotment shall be made as per the availability of the land.

2.6 The applicants who have already availed lease services from Thromde are not eligible.

3. Land allotment and taxation

3.1 Upon approval of the appropriate services and criteria, a public announcement shall be made to submit the application supported by relevant documents on or before the stipulated time decided by the Thromde land Committee.

3.2 The Land Committee shall verify the applicant based on criteria and project proposal/ experience/ documents for carrying out necessary allotments.

3.3 The accepted applications upon thorough scrutiny shall be allotted the land by the Land Committee as per the allotment modalities adopted.

3.4 The land shall be allotted for long-term lease with the term fixed by the Land Committee.

3.5 The lease rent as per the prevailing rate shall be applicable.

3.6 The lease agreement covering all the relevant conditions shall be drawn between the Thromde Administration and the applicant.

3.7 The lease rent shall be applicable from the date of signing the lease agreement.

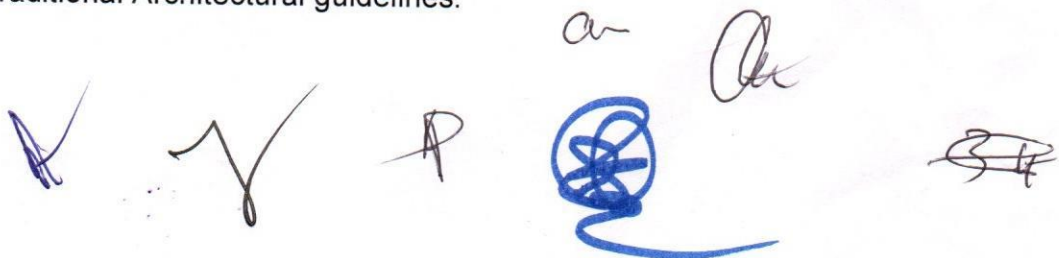
4. Building envelope and setback.

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- 4.1 The building height and ground coverage shall be generally consistent with the provision of prevailing DCR and in overall guided by the Maximum FAR permitted.
- 4.2 The design of the building shall conform to the Development Control Regulation, Traditional Architecture guidelines, Building Rules and any other government directives and circulars.
- 4.3 The setback requirement for the development shall conform to the DCR of Samdrup Jongkhar Urban Development Plan.
- 4.4 The actual construction shall be initiated within 6 months from the date of signing the lease agreement. The applicant failing to start the construction within the above-mentioned time frame shall result in to cancellation of the lease and new allotment shall be carried out for the remaining applicants.

5. Built Form and Finishes.

- 5.1 The building form shall respond to the location, site conditions and the climatic conditions of Samdrup Jongkhar.
- 5.2 The building façade that is visible from public view shall be designed and articulated to showcase the rich architectural features of Bhutan.
- 5.3 Secondary frontages and internal courtyard frontages may have less detail but shall still relate to the design of the primary frontages and offer adequate amenity and visual interest.
- 5.4 The perimeter walls of large-scale buildings shall present in simple form reflective of the industrial building type.
- 5.5 Traditional sloping/pitch roof shall be constructed as prescribed by the BBR and Traditional Architectural guidelines.

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5.6 Small windows, especially those to service areas such as toilets and bathrooms, shall be located away from street fronts and screened from public view. Where remaining visible, they shall be designed and glazed such that they do not read as bathroom windows.

5.7 No balconies shall be constructed on the street front.

5.8 Building materials which are locally available shall be used to the maximum extent and new building materials which need to be imported shall have prior approval from the Thromde Administration.

5.9 The colours of building shall be consistent with the standard ranges of the colour approved for Samdrup Jongkhar Thromde.

5.10 The proposal shall be submitted to the Thromde for accord of construction permit before initiating the actual construction.

6. Access & parking.

6.1 Only one vehicle access point is permitted for each plot from the primary street with a minimum width of 6 meters. Vehicle crossover entrances to plot shall be located in such a way that Major Street is not affected and traffic flow is not disturbed.

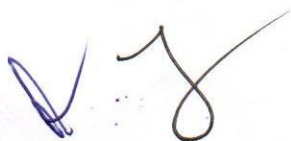
6.2 Consideration shall be made for pedestrian movement, clear way finding safety, security and comfort in the design of car parking areas.

6.3 Main road connecting service center should be open and off-road vehicles shall not be allowed to park outside of the boundary.

7. Boundary Fencing.

7.1 Fencing shall not be used to define a plot boundary on the main street frontage. The intent is to develop the workshops and industrial buildings as a single place for consistency and meaning with landscape around buildings.

7.2 The boundary fencing between the two adjacent plots should generally be of an open metal railing fencing style or as per the boundary wall standards adopted by the Thromde Administration.



7.3 Construction of opaque boundary wall shall be discouraged.

8. Compound Lighting.

8.1 Lighting shall adequately illuminate entrances, footpaths, car parking areas, communal areas and other less public areas.

8.2 While the main street lighting will be carried out by Thromde, the compound lights to illuminate the entire plot may be required to be installed by the applicant.

9. Signage and Signboards.

9.1 The installation of signage shall not adversely affect the aesthetic of the main streetscape and prior approval shall be sought from the Thromde for such installation.

9.2 The face of the wall shall not be used as a signboard. The specification of the sign board shall be as per the standard signboard allowed for such category of the building.

9.3 The placement of the sign board shall be above the ground floor and shall not disrupt the visual appropriateness and traffic.

10. Water Supply, Drainage and Waste Water Treatment.

10.1 The water supply connection shall be made available by the Thromde and secondary arrangement by the applicant shall not be allowed.

10.2 The applicant shall be responsible to keep the drainage and the surroundings neat and clean.

10.3 Waste water treatment shall be carried out in accordance to the NEC guidelines on 'vehicle wash facility'.

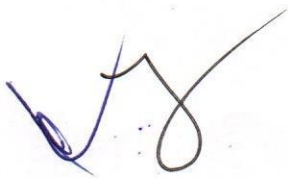
10.4 The applicant shall also adhere to the relevant environmental codes of practice of NEC.

11. Establishment fees

11.1 The establishment fees need to be collected one time @ Nu.1000/- in favour of Thromde.

11.2 One time demarcation fee of Nu.1000 per plot has to be collected.

12. Implementation strategy



- 12.1 The proposed six plots shall be demarcated by the Thromde land and survey section.
- 12.2 The water supply points to the proposed six plots shall be carried out by the Thromde Infrastructure and Development Division appropriately.
- 12.3 The electrical substation may be required to cater the service center. This shall be followed up by Thromde Infrastructure and Development Division with BPC.
- 12.4 The allotment of the six plots shall be carried out by the Thromde Land Committee based on the agreed terms and conditions. However, when it comes to a specific location; lottery may be adopted for plot selection.
- 12.5 The public announcement shall be aired through the local channels, national media etc.
- 12.6 Proper documentation shall be maintained by the Thromde land and Survey section.

