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ROYAL GOVERNMENT OF BHUTAN
MINISTRY OF INFRASTRUCTURE AND TRANSPORT

གཞིས་ཆགས་ལས་ཁུངས།

DEPARTMENT OF HUMAN SETTLEMENT
THIMPHU: BHUTAN



MolT/DHS/DIR/Thimphu/2025-2026/ 476

April 17, 2026

To

1. Dzongdag, Dzongkhag Administration, Thimphu
2. Executive Secretary, Thromde Administration, Thimphu
3. Chief Engineer, RoID, Paro

Subject: Implementation of amended Design Code for Thimphu Structure Plan

Dear Dasho/Sir/Madam,

Pursuant to the RCUD meeting held on April 7, 2026 regarding the endorsement of the amended Design Code proposal, the Department would like to communicate the following key updates:

1. The nomenclature for the Rural Area Type has been revised as Suburban IV to avoid confusion with the development outside the planning boundary.
2. The Floor Area Ratio (FAR) for Suburban III and Suburban IV has been increased to 0.85 and 0.75 for standard plot sizes respectively.
3. The building height for Suburban IV (erstwhile Rural Area Type) has been increased to three storeys.
4. Suburban III and Suburban IV area types are further sub-categorized into Suburban III-A, Suburban III-B, Suburban IV-A, and Suburban IV-B, based on slope conditions, to facilitate differentiated minimum plot size requirements in the future.
5. The minimum plot size requirement for future subdivision in City Core, Major Employment, Urban I, Urban II, Suburban I, Suburban II, Suburban III-A, and Suburban IV-A has been amended as:
 - a. 10 decimals for areas with an approved Local Area Plan
 - b. 15 decimals for areas without a Local Area Plan
6. The minimum plot size requirement for future subdivisions under Suburban III-B and Suburban IV-B has been approved as:
 - a. 15 decimals for areas with Local Area Plan
 - b. 25 decimals for areas without Local Area Plan

These amendments are intended to streamline development control measures, enhance implementation and resolve critical issues pertaining to development rights and land use.

The Department hereby requests all implementing agencies to kindly implement the Design Code and its provisions with immediate effect, in its true spirit and intent. The updated design code document is attached herewith for your reference and the Department remains committed to provide necessary clarifications during the implementation.

We look forward to your continued support and cooperation.

Yours sincerely,

Wangda Dorji
(Offtg. Director)

Copy to:

1. Hon'ble Lyonpo, MolT for kind formation
2. Dasho Secretary, MolT for kind information
3. Esteemed Members of RCUD for kind information

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