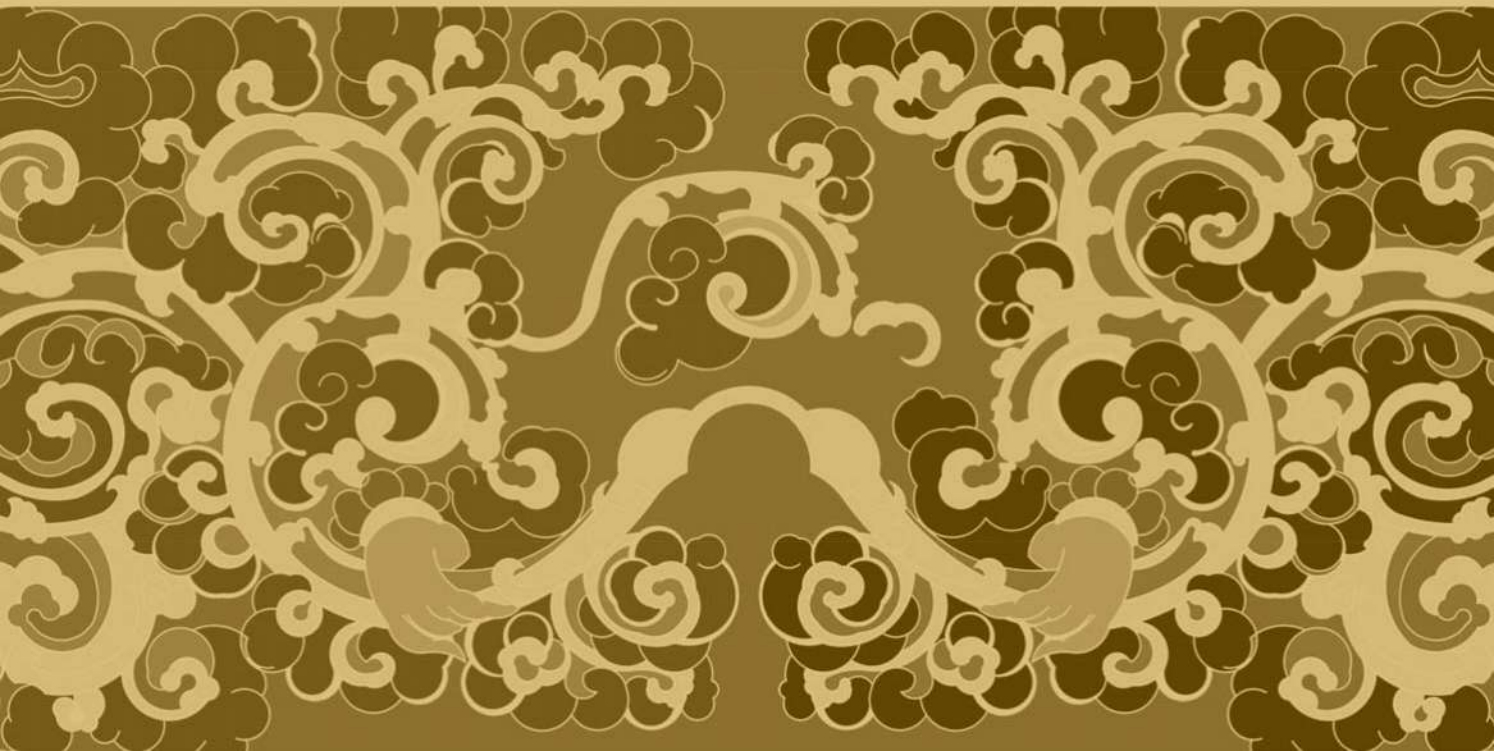




# **GUIDELINES FOR TENTED ACCOMMODATIONS IN BHUTAN**

**JANUARY 2020**

Ministry of Works & Human Settlement  
Royal Government of Bhutan  
Thimphu, Bhutan.



## **Acronyms**

MoWHS : Ministry of Works and Human Settlement

TCB : Tourism Council of Bhutan

DoI : Department of Industry

LG : Local Government

BBR 2018 : Bhutan Building Regulation 2018

BC 2018 : Building Code of Bhutan 2018

# Table of Content

<b>CHAPTER 1: INTRODUCTION.....</b>	<b>1</b>
Background.....	1
Title, Extent & Commencement.....	1
Objectives of the Guideline.....	1
Scope of the Guideline.....	2
<b>CHAPTER 2: APPLICATIONS &amp; PROCEDURE FOR APPROVAL.....</b>	<b>3</b>
Procedure for approval of Tent construction.....	3
Application for Planning Permit.....	3
Application for Tent Construction Permit.....	4
Approval.....	4
Validity of Approval.....	5
Suspension or cancellation of Approval.....	5
Monitoring of Construction.....	5
Occupancy Certificate.....	5
Infringements & Penalty.....	5
Amendments.....	5
<b>CHAPTER 3: PLANNING &amp; DESIGN GUIDELINES.....</b>	<b>6</b>
A.PLANNING GUIDELINES.....	6
Site Selection/Location.....	6
Permissible Number of Tents.....	7
Spacing between tented accommodations and fire breaks.....	7
Set-backs.....	7
Solid Waste Management.....	7
Water Sources and Storm Water Management.....	7
B.DESIGN GUIDELINES.....	7
Basic Requirements.....	8
a.Area requirements.....	8
b.Ventilation and Lighting requirements.....	8
Color.....	8
Fire Safety.....	9
a.Openings.....	9
b.Firefighting equipment .....	9
c.Access for fire brigade .....	9

# CHAPTER 1: INTRODUCTION

## Background

The tourism sector is one of the most important industry in the country. It makes significant contribution to the national economy and provides employment to a large number of people. In keeping with the Government's policy of "*High Value, Low Impact*" tourism and at the same time to provide high end tourist accommodation options and choices in the areas where there are no proper and permanent tourist accommodations, the *Guidelines for the Tented Accommodations in Bhutan* has been formulated.

The guidelines provide standards for design and safety during construction and occupation and shall facilitate the establishment of tented accommodations. It shall regulate and ensure that such facilities are safe, comfortable and established in harmony with the environment.

## Title, Extent & Commencement

1. The guideline shall;
  - a) Be called *Guidelines for Tented Accommodations in Bhutan*.
  - b) Extend to the whole Kingdom of Bhutan.
  - c) Come into force from 1<sup>st</sup> of January, 2020 as approved by the Ministry.

## Objectives of the Guideline

2. The Guideline is prepared with the following objectives:
  - a) to guide the construction of tented accommodations in Bhutan;
  - b) to set minimum standards while establishing tented accommodations;
  - c) to ensure that tented accommodations are safe and habitable; and

- d) to provide high end tourist accommodation options in areas where there are no proper and permanent tourist accommodations.

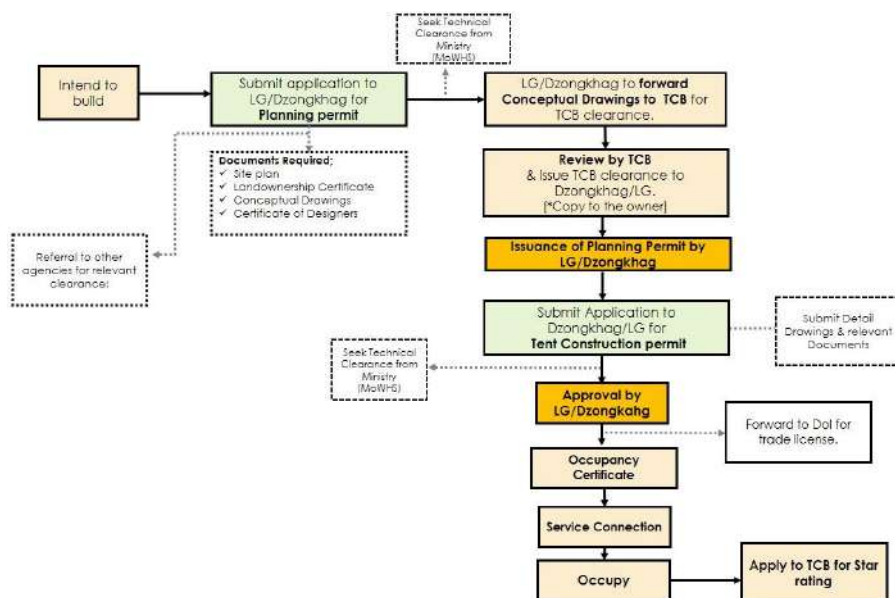
### **Scope of the Guideline**

- 3. The *Guidelines for Tented Accommodations in Bhutan* provide information on where and how tented accommodations could be established.
- 4. The key stakeholders for this guidelines are the proponents of tented accommodations, the agency responsible for tourism in Bhutan, the respective Local Governments and the agency responsible for approving the design and construction of tented accommodations in the country.
- 5. The guideline will cover only the tented accommodations which are:
  - a) Established for tourism purposes;
  - b) Constructed completely free of any permanent/RCC structures;
  - c) Luxurious and fulfills five star rating of the Tourism Council of Bhutan; and
  - d) Constructed in areas where there are no proper tourist accommodations.

*(In case of tented accommodations established prior to this guideline, which do not fulfill the 5 star rating, a grace period of 3 years shall be given to upgrade the property).*

## CHAPTER 2: APPLICATION & PROCEDURE FOR APPROVAL

### Procedure for approval of Tent Construction



### Application for Planning Permit

6. A person or body intending to construct tented accommodations shall apply to the local government for Planning Permit prior to obtaining a tent construction permit.
7. An application shall be made to the local government for the planning permit by:
  - a) the owner of the land/lessee; or
  - b) a person who has been authorized in writing, by the owner to submit the application.
8. The application shall be submitted with the following documents:
  - a. a detail site plan drawn to a scale;
  - b. conceptual drawings;

- c. a copy of Land Ownership Certificate;
  - d. a copy of Certificate of designers; and
  - e. relevant clearances including but not limited to environment, power and community.
9. The local government shall seek technical clearance from the MoWHS prior to issuance of the planning permit.

### **Application for Tent Construction Permit**

10. Construction of tented accommodations shall not be allowed without the Construction Permit.
11. Applications for Tent Construction Permit shall be submitted to the Local Government only after obtaining Planning permit.
12. The application for construction permit shall be submitted with the following documents:
- a. detail technical drawings of individual tents mentioned under the clause 13 of this guideline;
  - b. detail technical drawings of ancillary structures;
  - c. a copy of Planning Permit;
  - d. a copy of site plan; and
  - e. a copy of conceptual drawings signed and sealed by the TCB.
13. The technical drawing must include:
- a. tent drawings;
  - b. structural drawings;
  - c. electrical drawings; and
  - d. plumbing & sanitation drawings.

### **Approval**

14. The local government shall consider the application and approve or refuse within 21 working days after the application is made.
15. If the application is rejected, the local government shall provide statement in writing of the reasons for refusal.

## **Validity of Approval**

16. The construction approval shall be valid only for **one year** from the date of approval.

## **Suspension or cancellation of Approval**

17. The local government may cancel or suspend the tent construction permit if it appears to the local government that the construction works are being carried out in breach of this guideline.

## **Monitoring of Construction**

18. The officials from the local government shall monitor the construction activities after the commencement of works at site.

## **Occupancy Certificate**

19. A person or body shall not occupy a tent without an Occupancy Certificate.
20. The Local Government shall not issue Occupancy Certificate if there are deviations from the approved drawings.
21. Other requirement and procedures for occupancy certificate shall be as per the BBR 2018 and BC 2018.

## **Infringements & Penalty**

22. The local government shall notify the owner of the tented accommodation if it is constructed in breach of this guideline or if there are deviations from the approved drawing.
23. The tent shall be demolished if it is not constructed as per the approved drawing or carried out in breach of this guideline.
24. The owner shall demolish the tent within one month from the date of notification.

## **Amendments**

25. The Ministry (MoWHS) reserves the right to revise and amend this guideline from time to time as may be necessary.



## **CHAPTER 3: PLANNING & DESIGN GUIDELINES**

### **A. PLANNING GUIDELINES**

#### **Site Selection/Location**

26. The site selection to establish tented accommodations should be carried out after proper feasibility studies and planning. The following should be considered while selecting a site for tented accommodations:

**a) Land**

The tented accommodations shall not be permitted within clustered villages, prominent visibility of core town and vicinity of heritage sites and structures.

**b) Water**

If tented accommodations are proposed near a river or a major stream for water sports such as water skiing, rafting, boating etc, adequate buffer as established by the Forest and Nature Conservation Act of Bhutan 1995 and Forest and Nature Conservations Rules and Regulations of Bhutan 2017 should be maintained from the river or stream.

**c) Environment**

Clearances are to be sought from relevant agencies if the tented accommodations are proposed within wild life sanctuaries, biological corridors, parks, community forests, etc.

**d) Cultural Landscape**

Tented accommodations will not be permitted in areas that are either likely to obstruct the view of any heritage site or cause visual distraction.

### **Permissible Number of Tents**

27. The maximum number of tents permissible for tented accommodation is 20.

### **Spacing between tented accommodations and fire breaks**

28. The minimum distance between the tents shall be 2.5 times their height. A regular firebreak of minimum 6m should be maintained between blocks of tented accommodations.

### **Set-backs**

29. A minimum set-back of 6m shall be maintained from the plot boundary.

### **Solid Waste Management**

30. The solid waste management for tented accommodations shall be as per the BBR 2018 as well as in compliance with the *Waste Management and Handling Regulations 2012*.

### **Water Sources and Storm Water Management**

31. The provision for water sources and storm water management shall be as per BBR 2018.

## **B. DESIGN GUIDELINES**

32. The guidelines should be read in conjunction with the *Bhutan Building Regulation 2018 and Building Code of Bhutan 2018*.
33. The guidelines will give an idea of the basic requirements such as minimum areas and architectural control. It will not include requirements on design and type of the tented accommodations, fabrics used or equipment standards.

34. Notwithstanding the above, the classification of tented accommodations under each of the 5 star categories shall be carried out as per the *Accommodation Classification Standards and Guideline for Development and Classification of Hotels* set out by the Tourism Council of Bhutan. All elements of the design guidelines should be reflected in the drawings/documents.

## **Basic Requirements**

### **a. Area requirements**

35. The minimum size and specifications of rooms, toilets and other spaces such as stores and kitchens shall be as per the *Guideline for Development and Classification of Hotels and Accommodation Classification Standards* based on the category of the accommodation.

### **b. Ventilation and Lighting requirements**

36. The requirements for ventilation and lighting for tented accommodations shall be as per the *Building Code of Bhutan 2018*.

### **c. Water and Sanitation requirements**

37. The requirements for water and sanitation for tented accommodations shall be as per the *Building Code of Bhutan 2018*.

### **d. Electrical**

38. The requirements for electrical socket outlets for tented accommodations shall be as per the *Building Code of Bhutan 2018*.

### **e. Structural**

39. The requirements for structural standards for tented accommodations shall be as per the *Building Code of Bhutan 2018*.

## **Color**

40. The color of tented accommodations should blend with the surrounding environment.

## **Fire Safety**

### **a. Openings**

41. Tents should have adequate openings to facilitate escape in the event of fire hazards.

### **b. Firefighting equipment**

42. Adequate firefighting equipment should be available at the camp site and are to be serviced and checked regularly.

### **c. Access for fire brigade**

43. Access routes for fire brigades shall be planned, identified and strategically marked at site.

