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LAO PEOPLE'S DEMOCRATIC REPUBLIC
Peace Independence Democracy Unity Prosperity

Ministry of Communication, Transport, Post and Construction,

No. 1366 / MCTPC
Vientiane Capital (Location of Issue), Dated on 26 April 2006

Ministerial Order on Urban Planning Regulation (got-la-biyab)

- According to Urban Planning Law, Issue No. 03/99/NA, dated on: 3/4/1999
- According to Ministerial Decree, Issue No. 66/PM, dated 20/5/1999 on Management Administration and Activities of Ministry of Communication Transport Post and Construction.

Minister of Communication, Transport, Post and Construction issues the order:

**Section I:
Purpose and Expectation**

Article 1: Purpose

This regulation is:

- used as the reference (bon ing) for developing and administrating communities and cities in nationwide in order to make social neat, beauty, safety, hygiene, sustainable environment protection and
- providing the guidance direction to seek for budget to construct public facilities and public utilities of city efficiently.

<Note> There are two types of regulations (got-la-biyab) in Lao PDR. One is a set of mandatory requirements as a rule (koo-bang- kap). The other is a set of recommendable standards as a reference or a guideline (bon ing). This regulation is a reference.

Article 2: Scope of utilization

This regulation is used as the reference (bon ing) for planning or improvement of city plan in urban areas and community levels, which already have city plan and which do not have city plan.

Article 3: Word Definition

1) **Public Facility means** buildings or sites which have benefit to society such as:

- schools,
- hospitals,
- religion buildings,
- Public Parks and so on.

2) **Public Utility means** technical network infrastructure of the city including:

- road network,
- electricity,

- water supply,
 - communication and so forth.
- 3) **Construction line** is the direction line **facing to the public road**, which is mentioned in detailed city plan in order to determine the location of buildings in considering preserved area of the road. The construction line must be out of the preserved area of road;
<Note> “Preserved area of the road” is defined in the Public Road Law.
 - 4) **The height of building (H)** is the distance from the **ground floor level** of buildings **to the ceiling level of the top floor** of buildings;
<Note> From the **ground floor level** instead of the ground level, and to the **ceiling level of the top floor** instead of the top of the building.
 - 5) **Land Use Ratio (E)** is the result of the ground floor area of the building divided by the site area. When the result equals 0.5, it means that building can be constructed covering maximum 50% of the total area of the site.
<Note> Same with BCR (Building Coverage Ratio).
 - 6) **Land Use coefficient (COS)** is the result of the building floor area of all storeys divided by the site area. When the result equals 2.0, it means that the building area of all floors covers two times of the site area;
<Note> Same with FAR (Floor Area Ratio).
 - 7) **Small Warehouse** is a building utilized to keep the materials and commodity which has the utilizing area less than 500 m²;
 - 8) **Medium Warehouse** is a building utilized to keep the materials and commodity which has the utilizing area between 500 to 1000 m²;
 - 9) **Large Warehouse** is a building utilized to keep the materials and commodity which has the utilizing area more than 1000 m²;
 - 10) **First type industry (factory)** is the big scale factory, which:
 - has more than 200 labors or machine power more than 200 horse power (Hp) or
 - causes high impact to environment;
 - 11) **Second type industry (factory)** is the medium size factory, which:
 - has 51 to 200 labors or machine power between 51 to 200 Hp or
 - causes medium impact to environment;
 - 12) **Third type industry (factory)** is the small size factory, which:
 - has 10 to 50 labors or machine power from 5 to 50 Hp or
 - causes little impact to environment.

Section II City plan

Article 4: City plan

City plan is a planning for:

- defining the areas regarding construction and expansion of the city by dividing into zones as well as
- defining the measures in order to:
 - administrate and conduct city development in alignment with government and party policy direction and
 - make architecture harmonic and suitable in relation to social economy, culture, hygiene, man-made environment and natural environment.

City plan includes General city plan and Detailed city plan.

Article 5: General city plan (Master plan)

General city plan is a **policy-making plan** for defining land use zones in the urban area including construction projects, improvement and expansion together with measures to control the development of urban area in general, and **it is used as the direction for developing and protecting the city, community and concerned areas** in order to make public facilities and

public utilities to conform the expansion of national social economy in 5 to 15 year periods.

General city plan consists of:

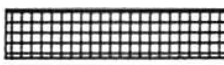
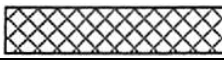




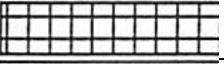

- 1) Report must have the following contents:
 - Current physical status, economy and society;
 - Problem analysis and physical good point and weak point diagnosis, economy, society of the city;
 - Proposing how to solve the problem.
- 2) Land use administrative regulation must have at least the following contents:
 - Scope of regulation utilization;
 - Dividing **zones for land uses**;
 - **Regulation for each zone**.
- 3) Plan in measure scales **1:20,000 – 1:5,000** which includes at least:
 1. Relationship and location plan
 2. **Current status plan**:
 - Constructed area plan and Non-constructed area plan
 - Density and village territory plan
 - Business unit location plan
 - Road network system plan
 - Drainage system plan
 - Catchment area
- 4) **New proposed plan**
 - Land use map;
 - Road network system plan;
 - Drainage system plan.

Article 6: Land use planning area in General city plan

- 1) In the urban areas managed by **the Central (National Government) or provincial authorities**, Land use planning area **shall be divided into 7 zones as below**:
 1. **City centre** zone;
 2. **The surrounding area of city centre** zone;
 3. **Suburb** zone;
 4. **Expansion** zone of the city;
 5. **Industrial** zone;
 6. **Agriculture** zone;
 7. **Historic** and cultural preserved zone
 8. **Natural** and forest zone.

<Note> Actually, eight zones are mentioned here.
- 2) In the urban areas managed by **district authorities**, it shall be divided into 5 zones as below:
 1. City centre zone (has the same meaning with “surrounding area of city centre zone”, which is mentioned in the urban areas managed by the Central or provincial authorities);
 2. City expansion zone
 3. Industrial zone
 4. Agricultural zone
 5. Natural and forest zone

Article 7: Symbols of land use zones in General city plan:

No.	Land use zones	Symbol	Color	sign
1	City centre zone	UA	Red	
2	The surrounding area of city centre zone	UB	Pink	
3	Suburb zone	UC	Orange	
4	City expansion zone	UD	Yellow	
5	Industrial zone	I	Grey	
6	Agricultural zone	NA	Light green	
7	Preservation zone	ZPP	Violet	
8	Nature and forest zone	NE	Dark green	

Article 8: Detailed city plan

Detailed city plan:

consists of:

- a land development program,
- basic infrastructure plan and
- detailed public utilities plan in the specific area of the urban area,
- together with control measure for implementation by alignment with General city plan, and

is formulated as:

- specific land development program in the urban area,
- land re-development program of kum (a high density part of a village),
- land development program, or
- others.

Detailed urban plan for 5-10 year periods includes:

1) Report which includes at least following contents:

- Current physical statuses, economy and society;
- Problem analysis and physical good point and weak point diagnosis, economy, society in the scope of detailed urban plan;
- Proposing development model and land use determination, basic infrastructure system and detailed public facilities;
- Explanation of completed sets of development program. It should be able to be used for implementation.

2) **Stipulations of detailed urban plan that must have** at least the following contents:

- Stipulation on land uses;
- Stipulation on road area, drainage and construction line;
- Stipulation on architectural characteristic of building;
- Stipulation on tree plantation and green area;
- Stipulation on additional construction of building, building construction and floor level above the ground;
- **Stipulation on land compensation**

3) Plan in drawing scale of 1:1 000 – 1: 1 500 that must include following contents:

- Location map
- Current status map
- Land use map

- Building development plan in land area;
- Vacant area and green area development plan
- Road network plan and drainage system including various detail;
- Technical infrastructure plan in urban area.

Article 9: Land uses in Detailed city plan

Land uses in Detailed city plan are divided as following:

- Residential area;
- Governance area;
- Commercial and service area;
- Land for education;
- Land for health service
- Land for religion
- Land for sport and recreation
- Land for industry
- Land for warehouse;
- Land for agriculture;
- Land for forest
- Land for historic and cultural preservation;
- Grave Land

Section III

City planning for urban area

Article 10: City Planning for urban area Procedure

Conducting General city plan and detailed city plan has the steps as following:

- 1) Defining the scope of city planning;
- 2) Collecting and analyzing technical information on society - economy;
- 3) Drafting the completed sets of plan;
- 4) Informing the plan to public and sectors concerned for sharing the opinions (at least two times)
- 5) Improving plan and parts concerned, according to reasonable real situation;
- 6) Proposing to administrative authority and monitoring city plan regarding the responsibility in the concerned levels for consideration and inspection;
- 7) Proposing to the person who has the right to approve city plan in the approval level concerned;
- 8) Submitting city plan that is approved, after that providing to local governance authority to take to disseminate and promulgate officially in order to take to implementation fruitfully.

Article 11: Budget planning organization for city planning

- 1) Department of Housing and Urban Planning is the organization who plans the budget in each year for city planning survey depending on central and provincial authority;
- 2) Provincial Department of Communication Transport Post and Construction is the organization plan the budget in each year for urban planning survey project depending on the district authority.

Article 12: Authorities is authorized for city planning survey

Government and private organizations, which are permitted to provide city planning survey, include as following:

- City Planning Institute, Ministry of Communication Transport Post and Construction;
- Provincial or capital Department of Communication Transport Post and Construction;

- Internal and external urban planning survey company permitted to run the activities following the law of Lao PDR.

Article 13: Urban Area

1) Urban area is a living space of community as follow:

1. Its area is same with the area of:

- Vientiane Capital,

<Note> Actually, it is supposed that a part of Vientiane Capital is urban area.

- teed-sa-baan kweeng (Municipality located in a central area of each Province),
- teed-sa-baan muang (Municipality located in a central area of each Province),
- socio-economic focus area,
- large community area, or
- group of developed villages.

2. Population is at least 4,000 people in case of flat field area, and is at least 2,500 people in case of flat mountain and mountain area;

3. Average density of population is 30 people / ha or more;

4. There is utility and facility system, such as road, electricity, telephone, water supply, drainage system, water tank (tower tank), market, school, hospital, public garden and others.

2) Urban area is classified into 3 levels:

1. Urban area authorized by the Central: There will be a specific legal determination.

2. Urban area authorized by a Province: They are teed-sa-baan kweeng except urban areas and teed-sa-baan kweeng authorized by the Central.

3. Urban area authorized by a District:

They are:

- urban areas, which are neither teed-sa-baan kweeng nor Capital District, or
- large community area, such as groups of developed villages, socio-economic focus area.

3) Scope of urban area:

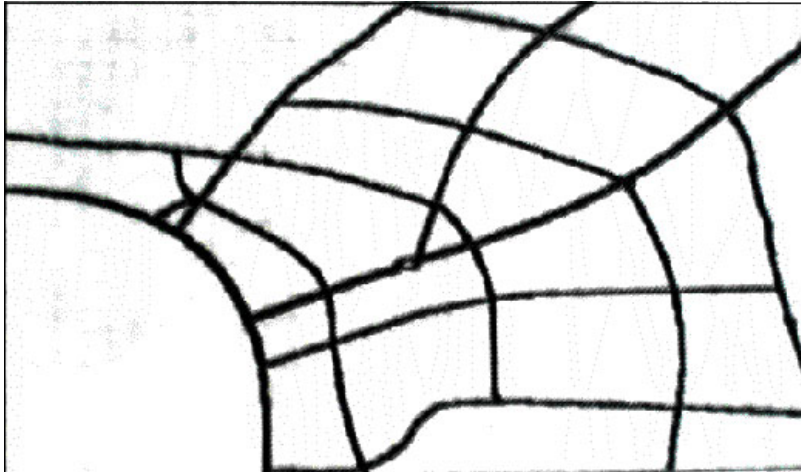
The scope, which is determined for city planning and urban development in the present and future, normally covers the constructed area and unconstructed area. The scope of each urban area may different as geography condition and socio-economic of each local area.

Article 14: Urban Road System

It's a main part determined of urban structure, which expresses to the traffic relation system in such urban area. Urban road system could be separated as its importance like:

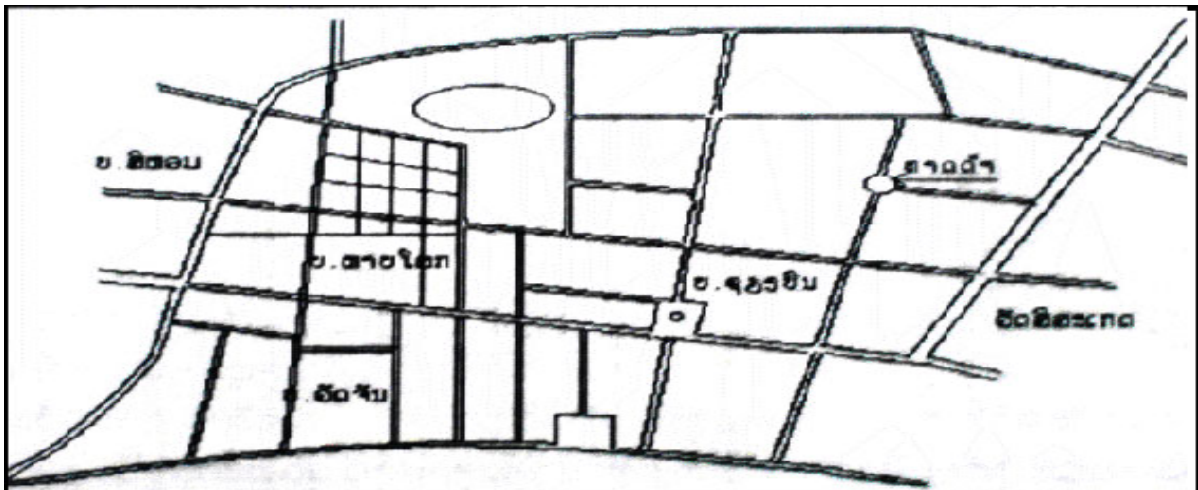
1) Primary Arterial Road System

It's an urban road system which consists of high way and main road only, **which is a basic part of General city plan**. The general distance between junctions of road is 300 – 400 meters, but in special case could reduce to 250 meters minimum and maximum 1,000 meters. (See picture)



2) Arterial Road System

It's an internal road system in a city of **connecting road**, distributing road and small path only, **which is a basic part of 1**. The general distance between junctions of road is 60 meters. The maximum length of road (with U-turn of vehicle) is 150 meters. (See picture)

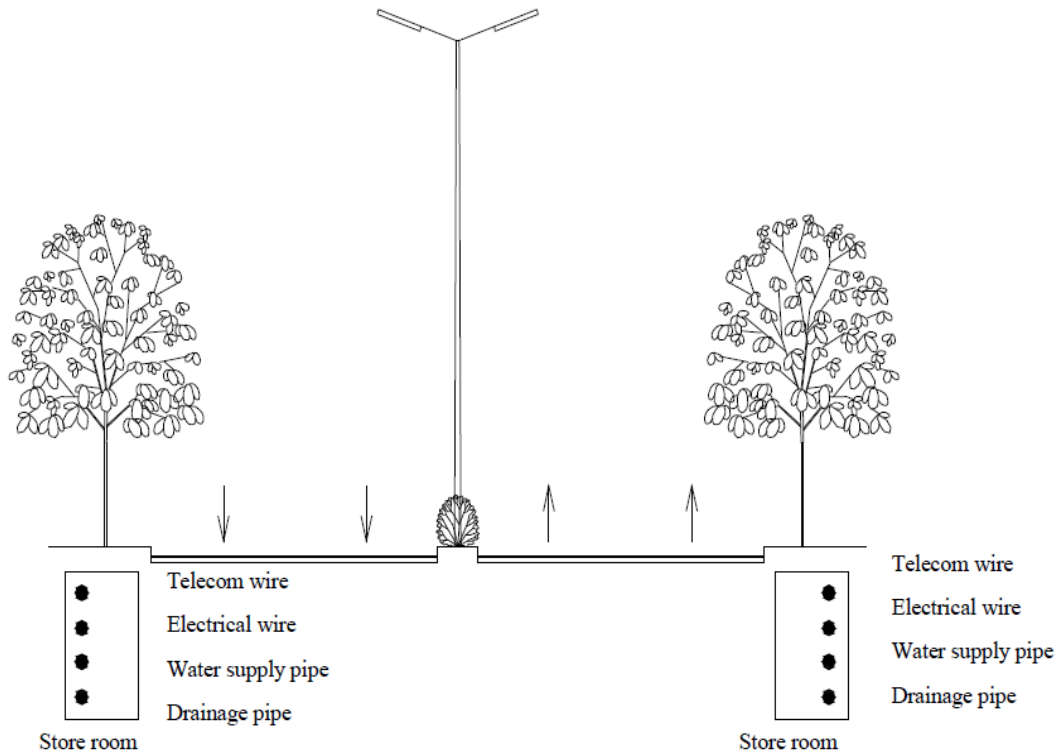


Article 15: Urban Facility and Utility System

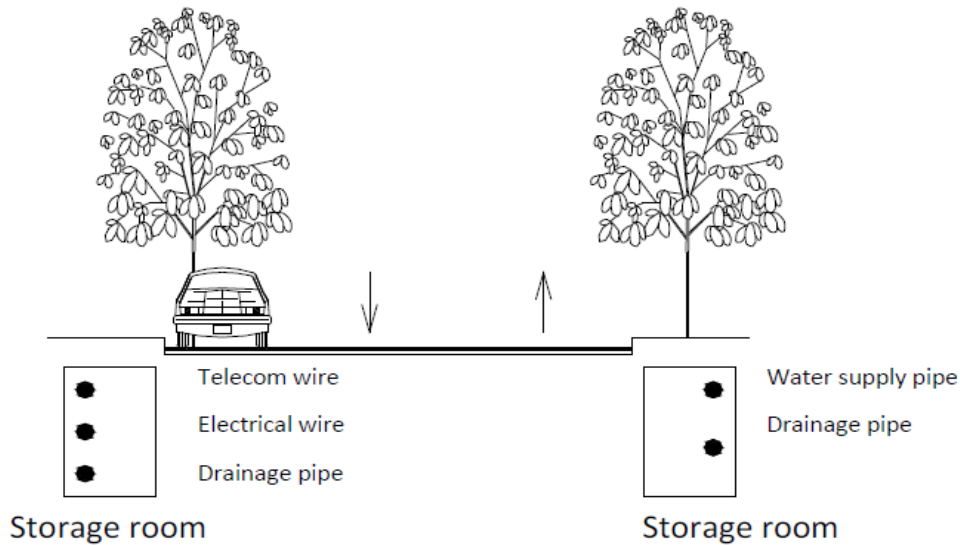
It's a construction and technical system which facilitate for urban area (electricity, telecom, water supply, drainage and others). Such facility and utility is permitted to set a long road side as follow:

1) Primary arterial road, arterial road and connection road

Facility and utility is permitted to set a long both sides of road, ranking from road surface edge to middle of road such as: planting area, store room, drainage pipe, water supply pipe, electrical wire, underground telecom wire by technical systematization for each type should leave distance at least 0.3 meter and store room should leave distance from road surface edge at least 0.5 meter. (See picture)



- 2) For distributing road is permitted to separate in to 2 side of road as follow:
- 1st side: Drainage pipe, planting area, electrical wire and telecom wire
 - 2nd side (other side): Drainage pipe, planting area, water supply pipe
 - In special case, drainage pipe is permitted to set in center of road
- (See picture)

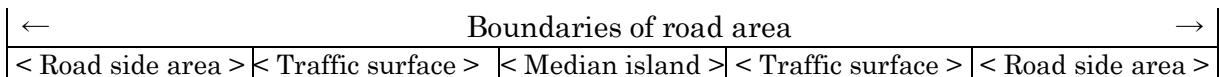


- 3) Laying of main drainage pipe (drainage pipe in to filter place)
 Location for laying of such drainage pipe is permitted at the road side under the above mentioned system
- 4) Acceptance of underground system or over ground system
 According to the technical necessity, technical system in pipe and wire should lay underground or having underground store room which according to finance capacity and step by step process.

Article 16: Urban Road

Urban road is all the roads in municipality or urban area, has its role providing of urban traffic, the system of urban road to make urban area in good systematically, to be basic of facility and utility systemizing in municipality or urban area, **generally consists of:**

- 1) **Boundaries of road area** (khob kheet thaan)
- 2) **Road side area** (kheet khem thaan)
- 3) **Traffic surface area** (kheet naa thaan cho-la-chong)
- 4) **Median island** (don kaan) (some case)



1) **Boundaries of road area**

It is the preservation area for construction and road extension. In such conserved area, technical systems, such as electricity, water supply, drainage channel, telecom, decorating, advertising and others, can be installed and laid.

The width of boundaries of road area = width of two **road side areas**
 + the width of **traffic surface**
 + the width of **median island.**

Width of boundaries of **road area** for each type of road is as follow:

Type of road	The width of boundaries of road areas (m)		
	Belong to the Central	Belong to Province	Belong to District
Primary arterial road	≥ 40, 40	≥ 33, 40	≥ 26, 40
Arterial road	≥ 30	≥ 23	≥ 13, 50
Connection road	≥ 20	≥ 11	≥ 11
Distributing road	≥ 10	≥ 10	≥ 9, 50

- In case of the city located in the limited area for city expansion, the width of **road area** for each type of road including to systemize the road system should be suitable to the development situation of such city, and such determination must be agreed by urban planning division under unity agree of concern authority.

2) **Road side area** (kheet khem thaan)

Road side area is the area can be used for:

- the construction of **pedestrian way** (thaan nyang), **bicycle way** and **green area**, such as grass, flower or tree planting,
- installation or laying of electricity system, water supply, drainage, waste collection, telecommunication, advertising sign, decorating and building, place using for traffic like: place waiting for bus.

Width of **pedestrian way of road side area** for each type of road is as follow:

Type of road	Number of traffic lane (m)	Minimum width of pedestrian way (m)
Primary arterial road	≥ 4	≥ 4,00
Arterial road	≥ 2	≥ 3,00
Connection road	≥ 2	≥ 2,00
Distributing road	2	≥ 1,50

3) **Traffic surface area** (kheet naa thaan cho-la-chong)

It is an area between two **road edges** (khob thaan). This area is normally used for vehicle traffic directly. Such area may consist of one or more traffic lane, which depends on the determination as number of traffic vehicle.

Width of **traffic lane** (son-thaan cho-la chong) for each type of urban road is as follow:

Type of road	The width of traffic lane	
	As requirement (m)	Minimum (m)
Primary arterial road	3,85	3,50
Arterial road	3,75	3,50
Connection road	3,50	3,25
Distributing road	3,50	3,25

4) Median island

It's a part of road and located in the center of traffic surface. In generally, median island is necessary to have when the road has more than 4 traffic lanes because of the median island has its role for safety strengthening for traffic such as: avoiding of accident (vehicle in front crashing), decrease vehicle light from opposite direction, help people safety for crossing the road; moreover; median island can be green area or setting the facility-utility system for city such as: Electricity, water supply, drainage, telecommunication. Normally, median island wide 2 meters up. In necessary case is permitted having 1 meter wide.

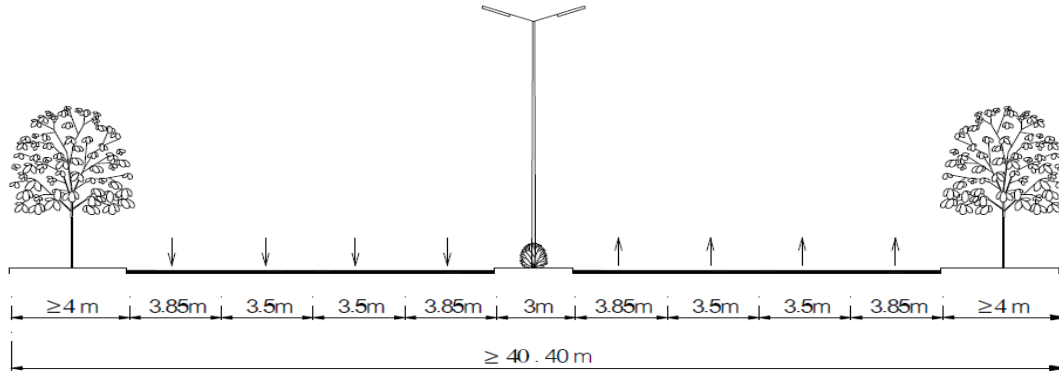
Article 17: Type of Urban Road

Urban road could be separated in to 5 types as using like:

1) Primary Arterial Road

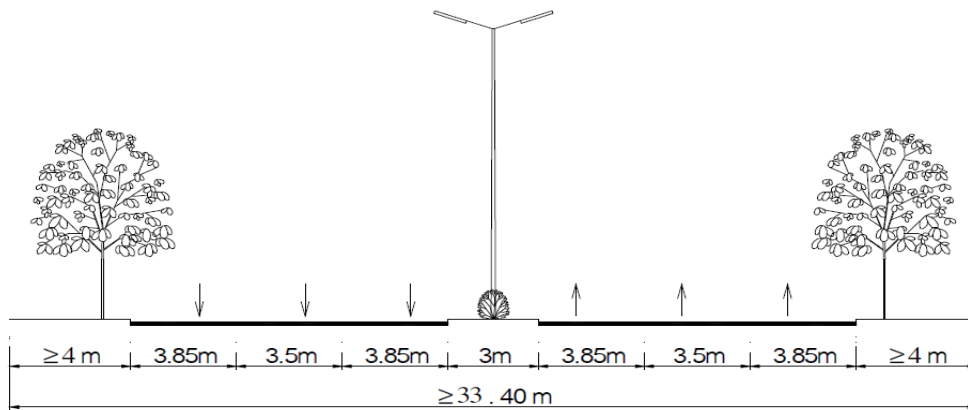
1. Primary arterial road of urban area belong to center

It's the main road of all urban traffic system, because primary arterial road has duty bring in of outside traffic to the city or bring out of city inside traffic to outside, right of way of primary arterial road at least 40,40 meters. (See picture)



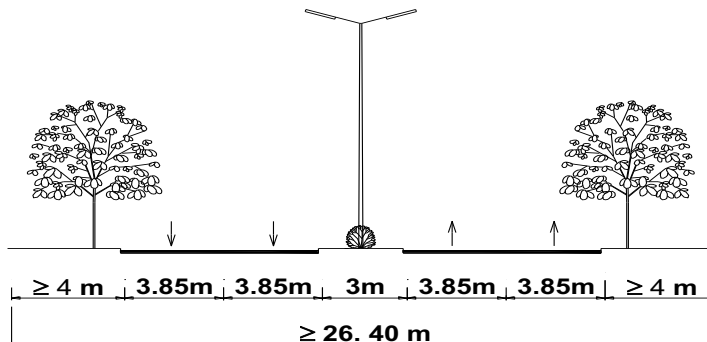
2. Primary arterial road of city belong to province and capital city

It's the main road of all urban traffic system, because primary arterial road has duty bring in of outside traffic to the city or bring out of city inside traffic to outside, road area of primary arterial road at least 33,40 meters. (See picture)



3. Urban primary arterial road belong to district

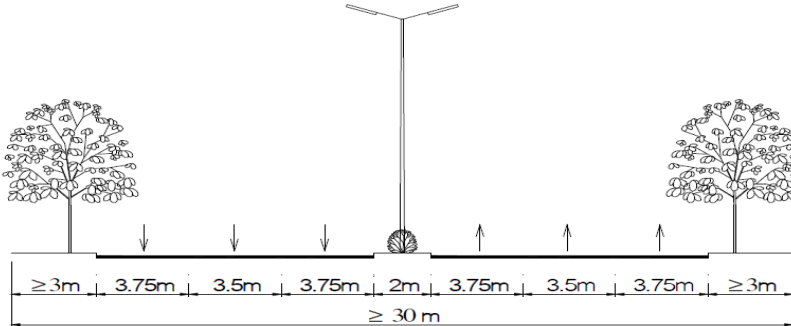
It's the main road of all urban traffic system, because primary arterial road has duty bring in of outside traffic to the urban area or bring out of urban area inside traffic to outside, road area of urban primary arterial road at least 26,40 meters. (See picture)



2) Arterial road

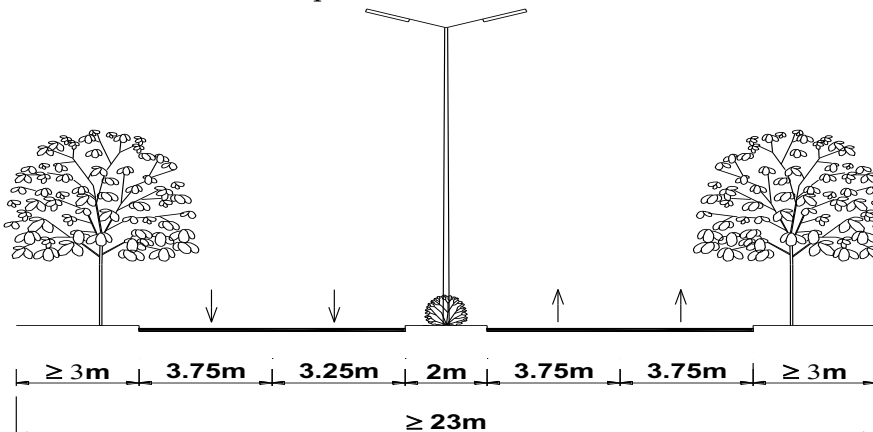
1. Urban arterial road belong to center

The road has its role to connect the traffic from primary arterial road to the other areas of city like: residential area, commercial area in the city center, industrial area; it's the road that connects between primary arterial road to **connecting** road. Arterial road has road area at least 30 meters. (See picture)



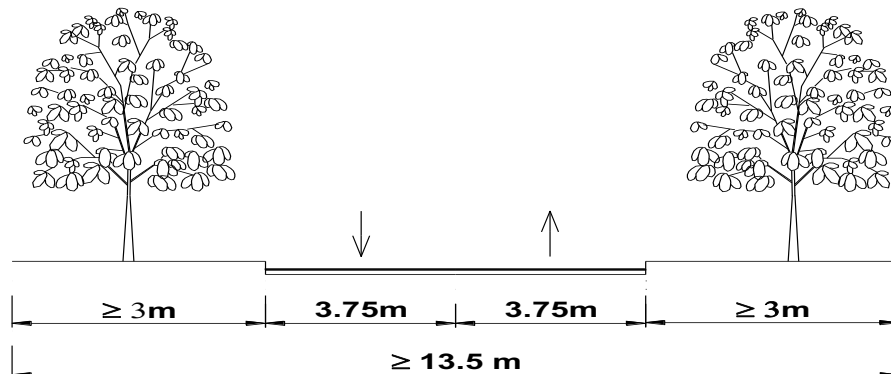
2. Urban arterial road belong to province and capital city

The road has its role to connect the traffic from primary arterial road to the other areas of city like: residential area, commercial area in the city center, industrial area; it's the road that connects between primary arterial road to connection road. Arterial road has road area at least 23 meters. (See picture)



3. Urban arterial road belong to district

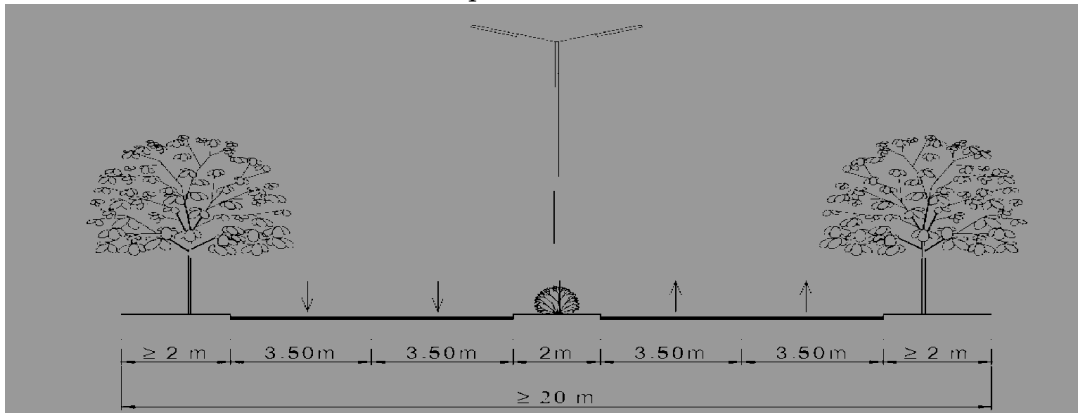
The road has its role to connect the traffic from primary arterial road to the other areas of **urban area** like: residential area, commercial area in the city center, industrial area; it's the road that connects between primary arterial road to **connecting** road. Arterial road has right of way of at least 13,5 meters. (See picture)



3) Connecting road

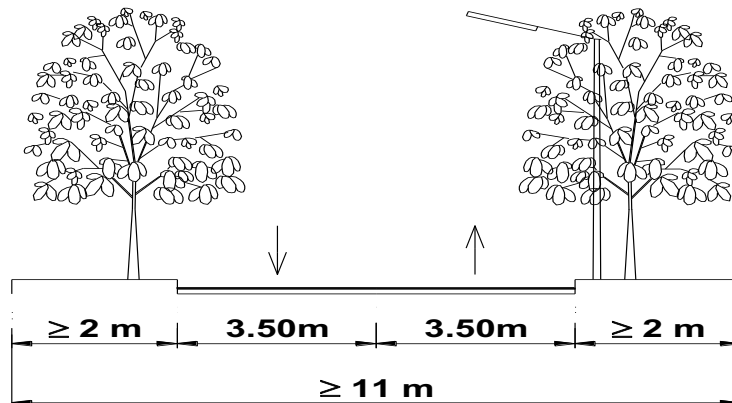
1. Urban connecting road that belong to center

The road that distributes the traffic from arterial road in to urban area or place, it's the road that connect between arterial road and distributing road. **Connecting road** has road area at least 20 meters. (See picture)



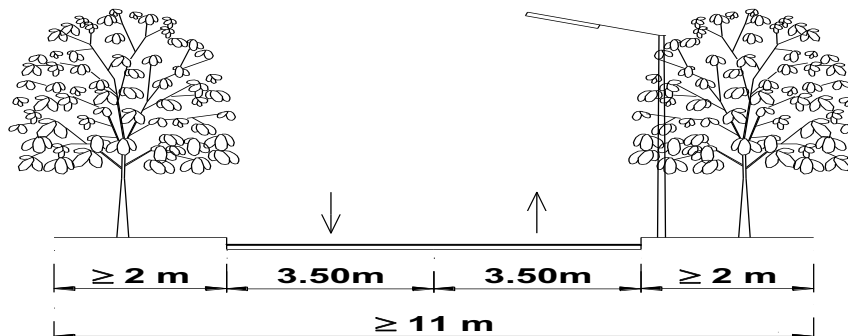
2. Urban connecting road that belong to province and capital city

The road that distributes the traffic from arterial road in to urban area or places, it's the road that connects between arterial roads to distributing road. **Connecting road** has road area at least 11 meters. (See picture)



3. Urban connecting road that belong to district

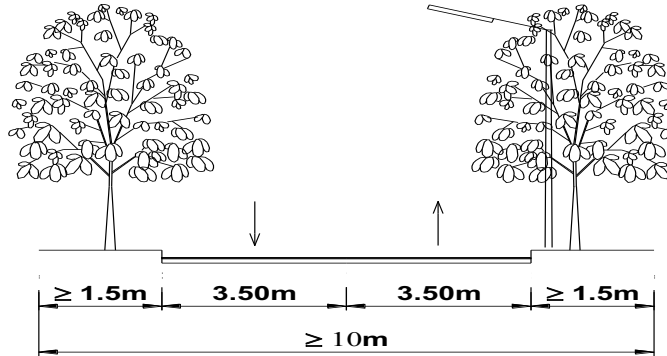
The road that distributes the traffic from arterial road in to urban area or places, it's the road that connects between arterial roads to distributing road. **Connecting road** has road area at least 11 meters. (See picture)



4) Distributing road

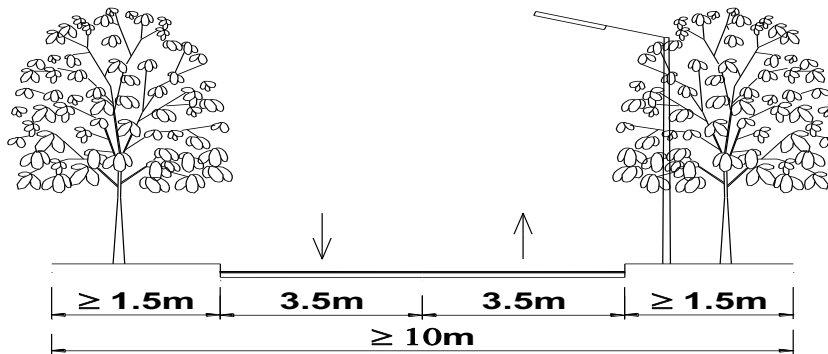
1. Urban distributing road that belong to center

It's the road in section of town or village directly, has the role to connect between land, building and places to connection road. Distributing road has road area at least 10 meters. (See picture)



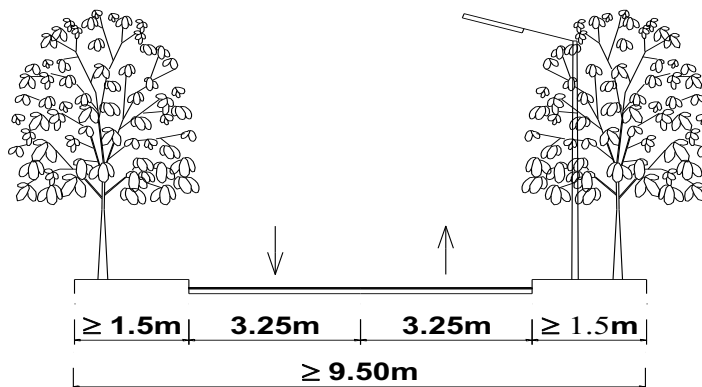
2. Urban distributing road that belong to province and capital city

It's the road in section of town or village directly, has the role to connect between land, building and places to connection road. Distributing road has road area at least 10 meters. (See picture)



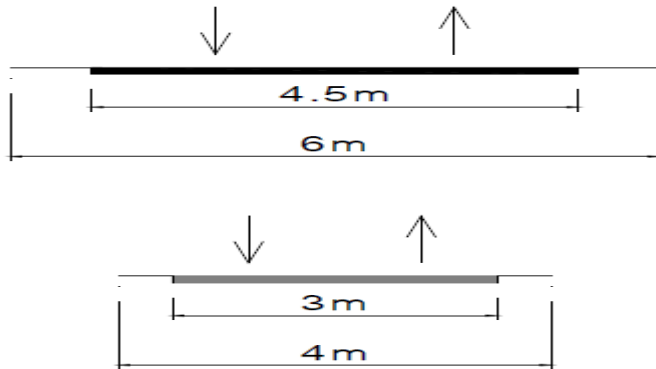
3. Urban distributing road that belong to district

It's the road in section of town or village directly, has the role to connect between land, building and places to connecting road. Distributing road has road area at least 9,50 meters. (See picture)



5) Common path

Common path in the section of town that belong to center, province, capital city, special zone and district; mostly is private property or constructed by some group of people. Generally, **common path has right of way at least 4 meters**, total length should not more than 50 meters, if the length more than 50 meters, **road area** must be at least 6 meters and must have u-turn for vehicle also. (See picture)

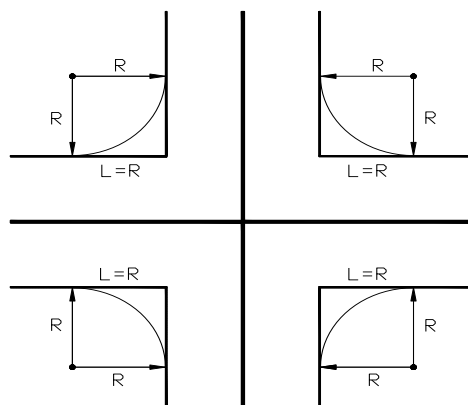


Article 18: Curve Radiate of Urban Road Intersection

It's an urban junction or intersection for each type of road and small path which must do the traffic surface before intersection point in to curve and each junction should have information sign and without any eye block material at sight distance for vehicle turning.

Curve radiate (R) as follow:

	Primary arterial road (L=R)	Arterial road (L=R)	Connection road (L=R)	Distributing road (L=R)	Small path (L=R)
Primary arterial road	9 m	6 m	4 m	3 m	2 m
Arterial road	6 m	6 m	4 m	3 m	2 m
Connection road	4 m	4 m	4 m	3 m	2 m
Distributing road	3 m	3 m	3 m	3 m	2 m
Small path	2 m	2 m	2 m	2 m	2 m



In case there is a road in – out from house near the road, should leave the distance from meeting point, curve line at least 6 meters

**Section V:
Determination of Land usage in Master Plan**

Article 19: Land usage in the center of urban area

1) General

For the urban area belongs to center and those of province. Centre of urban area is the land to be used as the center of commercial, economic, administrative, (and) cultural and touring activities. Whereas an urban area belongs to district, land usage of central district area must follow article 18 of the law on urban planning.

2) The land is mainly permitted to use for:

- Office building, administration and government place
- Market, shop
- Restaurant, drinking shop, hotel and entertainment place
- Living building
- Building for religion, culture – social, education, public health, sport and relax.
- Public parking place and building or parking field.

<Study> Possible usage of buildings responding to the Land Use Zones

3) In special case the land is permitted to use for:

- Gas station
- Warehouse

4) Access road (Entrance- exit Road)

- Construction land must connect directly to public road
- In case the land is not connect directly to public road, it must has small path to connect the land to public road, standard of small path must follow to standard of small path as stipulated in article 17, section 5 of this Ministerial order and consistent with article 49 of the property law.

5) Technical Infrastructure Net

- Construction land must be able to connect directly to the technical infrastructure net of the city.
- In case of such technical infrastructure net connection will pass the other property is under ground, over ground or over air must be agreed by property owner in letter and compliance with article 49 and 50 of the property law.

6) Characteristic and size of land

- For the urban area belong to the Center: Land which enable to construct the row house should have the width at least 4 meters and total area of land at least 70 m².
- For urban area belong to province: Land which able to construct the row house should have the width at least 4 meters and total area of at least 80 m².
- For urban area belong to district: Land which able to construct the row house should have the width at least 4 meters and total area of at least 90 m².

7) The distance between building and boundary of road area (khob kheet thaan)

- Building must constructed as determined construction line
- In case of the construction line is not determined, the building should constructed outside of boundary of road area (khob kheet thaan) with distance depending on the type of road as bellow:

Type of road	Minimum distance
Primary arterial road	6 m
Arterial road	5 m
Connection road	4 m
Distributing road	3 m
Common path	2 m

- At the edge of crossroad or forked road, buildings or structures must have angle like curve angle of road so that they do not obstacle the sight of road.

8) The distance of building from land border

- The building constructed must not more than 50 meters high (The building's length shall not exceed 50 meters) and **the distance from building to each side of land border at least = ½ of building height, but not less than 2 meters.** In case of the building located directly connect to public road the front side distance must follow to section 7.
 - Can construct new building connectedly to existing building, if the side of existing building have no window or air fan hole and after connected construction the total length of building shall not more than 50 meters
- 9) Construct many buildings in a land
- **Buildings in a land should leave the distance between each building at least the equal height of the highest building, but not less than 4 meters.**
- 10) Land Use Ratio (E) **Building Coverage Ratio**
- For urban area belongs to center is 75 % maximum
 - For urban area belongs to province is 70 % maximum
 - For urban area belongs to district is 60 % maximum
- 11) Height of building (H)
- For urban area belongs to center is 26 meters maximum
 - For urban area belongs to province is 23 meters maximum
 - For urban area belongs to district is 18 meters maximum
- 12) Land use coefficient (COS) **Floor Area Ratio**
- For urban area belongs to center is 2,5 maximum
 - For urban area belongs to province is 2,0 maximum
 - For urban area belongs to district is 1,8 maximum
- 13) Shape
- New building to be constructed must have national characteristic, consistency with local culture and advance style.
 - The new construction in the area of constructed building must consistent with existing environment.
- 14) Fence or wall
- The height of front side of wall or fence must not more than 3 meters with comparison to the land surface level.
 - Wall or fence which connect to public road should enable to see through and can see inside of land area easily.
 - In practice, whether build or place should or shouldn't have fence or wall is depend on urban planning of each district.
- 15) Vehicle parking place
- Vehicle parking place should located outside of road area and constructor has right of usage, for each type of building shall have number of parking space as defining below:
- Apartment: **1 parking place per 2 families**
 - Hotel: **1 parking place per 3 rooms**
 - School, office, bank: **1 parking place per 20 m² of using area**
 - Restaurant, Entertainment place: **1 parking place per 4 m² of using area**
 - Market, shop: **1 parking place per 10 m² of using place**

Article 20: Land use in surrounding area of city

1) General

Using the land for living, commerce and service

2) The land is basically permitted to use for:

- Residential building
- Building, place for administration and government
- Building for service activity within village such as: retail shop, small drinking shop, handicraft, repair service that's not disturb, no pollution for community or environment
- Building, place for religion, culture – social, education, public health, sport and relax.

3) In special case the land is permitted to use for:

- Hotel
- Gas station
- Warehouse
- 3rd type industry factory

4) Entrance - Exit road

- Construction land must connect directly to public road
- In case the land is not connect directly to public road, it must has small path to connect the land to public road, standard of small path must follow to standard of small path as stipulated in article 17, section 5 of this ministerial order and compliance with article 49 of the property law.

5) Technical Infrastructure Net

- Construction land must be able to connect directly to the technical infrastructure net of the city.
- In case of such technical infrastructure net connection pass through other property in any form such as underground, on the ground or air, it must be agreed by property owner in letter and compliance with article 49 and 50 of the property law.

6) Characteristic and size of land

- For the urban area belongs to center: Land which enable to construct should have the width at least 4 meters and total area of land at least 90 m².
- For urban area belongs to province: Land which able to construct should have the width at least 4 meters and total area of at least 100 m².
- For urban area belongs to district: Land which able to construct should have the width at least 4 meters and total area of at least 100 m².

7) The distance between building and road area

- Building must constructed as construction line determined
- In case of the construction line is not determined, the building should constructed outside of road area with distance as each type of road as below:

Type of road	Minimum distance
Primary arterial road	6 m
Arterial road	5 m
Connecting road	4 m
Distributing road	3 m
Common path	2 m

- Angle of crossroad, forked road, building or construction building must be set out side of road sight area, such sight area must have angle 135 with the length at least 4 meters or make angle like angle of road.

8) The distance of building location from land border

- The building constructed must not more than 50 meters high and the distance from building to each side of land border at least = $\frac{1}{2}$ of building highness, but not less than 2 meters. In case of the building located connectedly to public road the front side distance must follow to section 7.
- Can construct new building connectedly to existing building, if the side of existing building have no window or air fan hole and after connected construction the total length of building not more than 50 meters

9) Construct many buildings in a land

- Buildings in a land should leave the distance between each building at least equal the highness of highest building, but not less than 4 meters.

10) Land Use ratio (E)

- For urban area belong to center is 60 % maximum
- For urban area belong to province is 50 % maximum
- For urban area belong to district is 40 % maximum

11) Highness of building (H)

- For urban area belong to center is 20 meters maximum

- For urban area belong to province is 15 meters maximum
 - For urban area belong to district is 12 meters maximum
- 12) Land use coefficient (COS)
- For urban area belong to center is 1,5 maximum
 - For urban area belong to province is 1,2 maximum
 - For urban area belong to district is 1,0 maximum
- 13) Shape
- New building to be constructed must have national characteristic, compliance with local culture and advance style.
 - The new construction in the area of constructed building must consistent with existing environment.
- 14) Fence or wall
- The highness of front side of wall or fence must not more than 3 meters with comparison to the land surface level
 - Wall or fence which connect to public road should enable to see through and can see inside of land area easily
 - In practice, whether build or place should or shouldn't have fence or wall is depend on city planning of each district
- 15) Vehicle parking place
- Vehicle parking place should located outside of road area and constructor has right of usage, each type of building shall have parking space as defining below:
- Apartment: 1 parking place per 2 families
 - Hotel: 1 parking place per 3 rooms
 - School, office, bank: 1 parking place per 20 m² of using area
 - Restaurant, Entertainment place: 1 parking place per 4 m² of using area
 - Market, shop: 1 parking place per 10 m² of using place

Article 21: Land use in Suburban Area

- 1) General
- Using the land mostly for living
- 2) The land is basically permitted to use for:
- Residential building
 - Building, place for administration and government
 - Building for service activity within village such as: retail shop, small drinking shop, handicraft, repair service that's not disturb, no pollution for community or environment
 - Building, place for religion, culture – social, education, public health, sport and relax.
- 3) In special case the land is permitted to use for:
- Building, place for administration and government
 - Hotel
 - Gas station
 - Warehouse
 - 2nd and 3rd type of industrial factory
 - Garden
- 4) Entrance - Exit road
- Construction land must connect directly to public road
 - In case the land is not connect directly to public road, it must has small path to connect the land to public road, standard of small path must follow to standard of small path as stipulated in article 17, section 5 of this decision and compliance with article 49 of the property law.
- 5) Technical Infrastructure Net
- Construction land must be able to connect directly to the technical infrastructure net of the city.
 - In case of such technical infrastructure net connection pass through the other property in

any form such as underground, on the ground or air, it must be agreed by property owner in letter and compliance with article 49 and 50 of the property law.

6) Characteristic and size of land

- For the urban area belong to centre: Land which enable to construct should have the width at least 4 meters and total area of land at least 100 m².
- For the urban area belong to province: Land which able to construct should have the width at least 4 meters and total area of at least 120 m².
- For the urban area belong to district: Land which able to construct should have the width at least 4 meters and total area of at least 120 m².

7) The distance between building and road area

- Building must constructed as construction line determined
- In case of the construction line is not determined, the building should constructed outside of road area with distance as each type of road as below:

Type of road	Minimum distance
Primary arterial road	6 m
Arterial road	5 m
Connecting road	4 m
Distributing road	3 m
Common path	2 m

- Angle of crossroad, forked road, building or construction building must be set out side of road sight area, such sight area must have angle 135 with the length at least 4 meters or make angle like angle of road.

8) The distance of building location from land border

- The building constructed must not more than 50 meters high and the distance from building to each side of land border at least = $\frac{1}{2}$ of building highness, but not less than 2 meters. In case of the building located directly connect to public road the front side distance must follow to section 7.
- Can construct new building connectedly to existing building, if the side of existing building have no window or air fan hole and after connected construction the total length of building shall not be more than 50 meters

9) Construct many buildings in a land

- Buildings in a land should leave the distance between each building at least equal the highness of highest building, but not less than 4 meters.

10) Land use ratio (E)

- For urban area belong to center is 50 % maximum
- For urban area belong to province is 40 % maximum
- For urban area belong to district is 30 % maximum

11) Highness of building (H)

- For urban area belong to center is 15 meters maximum
- For urban area belong to province is 12 meters maximum
- For urban area belong to district is 9 meters maxim

12) Land use coefficient (COS)

- For urban area belong to center is 1,2 maximum
- For urban area belong to province is 1,0 maximum
- For urban area belong to district is 0,8 maximum

13) Shape

- New building to be constructed must have national characteristic, compliance with local culture and advance style.
- The new construction in the area of constructed building must consistent with existing environment.

14) Fence or wall

- The highness of front side of wall or fence must not more than 3 meters with comparison to the land surface level

- Wall or fence which connect to public road should enable to see through and can see inside of land area easily
- In practice, which build or place should or shouldn't have fence or wall is depend on urban planning of each district

15) Vehicle parking place

Vehicle parking place should located outside of road area and constructor has right of usage, number of parking place should have at least as bellow:

- Apartment: 1 parking place per 2 families
- Hotel: 1 parking place per 3 rooms
- School, office, bank: 1 parking place per 20 m² of using area
- Restaurant, Entertainment place: 1 parking place per 4 m² of using area
- Market, shop: 1 parking place per 10 m² of using place

Article 22: Using benefit of land in urban expansion area

1) General

It's an accepted area for urban expansion in the future, which enables to use the land for living, commerce and service

2) Basic permission of land using for:

- Living building
- Building for service activity within village such as: distributing shop, small drinking shop, handicraft, repair service that's not disturb, no pollution for community or environment
- Building, place for region, culture-social, education, public health, sport and relax

3) In special case, the land can permit to use for:

- Building, place for administration and government
- Hotel
- Gas station
- Warehouse
- Factories
- Garden

4) Entrance - Exit road

- Construction land must connect directly to public road
- In case the land is not connect directly to public road, it must has small path to connect the land to public road, standard of small path must follow to standard of small path as stipulated in article 17, section 5 of this decision and compliance with article 49 of the property law.

5) Technical Infrastructure Net

- Construction land must be able to connect directly to the technical infrastructure net of the city.
- In case of such technical infrastructure net connection will pass the other property is under ground, over ground or over air must be agreed by property owner in letter and compliance with article 49 and 50 of the property law.

6) Characteristic and size of land

- For the urban area belong to centre: Land which enable to construct should have the width at least 4 meters and total area of land at least 120 m².
- For the urban area belong to province: Land which able to construct should have the width at least 4 meters and total area of at least 150 m².
- For the urban belong to district: Land which able to construct should have the width at least 4 meters and total area of at least 150 m².

7) The distance between building and right of way

- Building must constructed as construction line determined
- In case of the construction line is not determined, the building should constructed outside of road area with distance as each type of road as below:

Type of road	Minimum distance
Primary arterial road	6 m
Arterial road	5 m
Connection road	4 m
Distributing road	3 m
Common path	2 m

- Angle of crossroad, forked road, building or construction building must be set out side of road sight area, such sight area must have angle 135 with the length at least 4 meters or make angle like angle of road.

8) The distance of building location from land border

- The building constructed must not more than 50 meters high and the distance from building to each side of land border at least = $\frac{1}{2}$ of building highness, but not less than 2 meters. In case of the building located directly connect to public road the front side distance must follow to section 7.
- Can construct new building connect to existing building, if the side of existing building have no window or air fan hole and after connected construction the total length of building not more than 50 meters

9) Construct many buildings in a land

- Buildings in a land should leave the distance between each building at least equal the highness of highest building, but not less than 4 meters.

10) Land use Ratio (E)

- For urban area belong to center is 50 % maximum
- For urban area belong to province is 40 % maximum
- For urban area belong to district is 30 % maximum

11) Highness of building (H)

- For urban area belong to center is 23 meters maximum
- For urban area belong to province is 18 meters maximum
- For urban area belong to district is 15 meters maximum

12) Land use coefficient(COS)

- For urban area belong to center is 1,0 maximum
- For urban area belong to province is 0,8 maximum
- For urban area belong to district is 0,6 maximum

13) Shape

- New building will be constructed must be nationalism, compliance with local culture and advance style.
- The new construction in the area of constructed building must combine with existing environment.

14) Fence or wall

- The highness of front side of wall or fence must not more than 3 meters with comparison to the land surface level
- Wall or fence which connect to public road should enable to see through and can see inside of land area easily
- In actual activity, which build or place should or shouldn't have fence or wall is depend on urban planning of each district

15) Vehicle parking place

Vehicle parking place should located outside of road area and constructor has right of usage, number of parking place should have at least as bellow:

- Apartment: 1 parking place per 2 families
- Hotel: 1 parking place per 3 rooms

- School, office, bank: 1 parking place per 20 m² of using area
- Restaurant, Entertainment place: 1 parking place per 4 m² of using area
- Market, shop: 1 parking place per 10 m² of using place

Article 23: Determination of Land use in Industrial Zone

1) General

The area using the land for industry, all kind of warehouse

2) Basically this area is permitted to use for:

- Warehouse
- All type of industry (Factory) that was not permitted in another areas

3) In special case the land is enable to permit using for:

- Living place or building for staff or business owner
- Gas station

4) Entrance – Exit Road

- Construction land must be connected directly to public road

5) Technical Infrastructure Net

- Construction land must be able to connect directly to the technical infrastructure net of the city

6) Characteristic and size of land

- For 1st type factory, warehouse or big warehouse of goods, the land can construct must has at least 20 meters width and 1,000 m² of area
- For 2nd type factory, warehouse or medium warehouse of goods, the land can construct must has at least 15 meters width and 500 m² of area
- For 3rd type factory, warehouse or small warehouse of goods, the land can construct must has at least 8 meters width and 200 m² of area

7) The distance between building and road area

- Building must constructed as construction line determined
- In case of the construction line is not determined, building should located outside of road area and follow to section 8

8) The distance of building location from land border:

- For 1st type factory, warehouse or big warehouse of goods, the building must located far from all sides of land border at least 10 m.
- For 2nd type factory, warehouse or medium warehouse of goods, the building must located far from all sides of land border at least 6 m.
- For 3rd type factory, warehouse or small warehouse of goods, the building must located far from all sides of land border at least 4 m.

9) Construction many buildings in a land.

Two buildings in a land should far from each other at least equal to the highness of higher building, but not less than 6 m.

10) Land use ratio (E)

- For urban area belong to center is 70 % maximum
- For urban area belong to province is 60 % maximum
- For urban area belong to district is 50 % maximum

11) Highness of building (H)

- For urban area belong to center is 15 meters maximum
- For urban area belong to province is 12 meters maximum
- For urban area belong to district is 9 meters maximum

12) Land use coefficient (COS)

- For urban area belong to center is 2,0 maximum
- For urban area belong to province is 1,8 maximum
- For urban area belong to district is 1,5 maximum

13) Vehicle parking place

Vehicle parking place must located outside of road area and constructor has right of using

- One parking place per 25 meters of using area

Article 24: Determination of Land using in Agriculture Area

1) General

The area that using the land for agriculture planting and animal breeding

2) In special case this is enable to permit for:

- Building related to agriculture production and animal breeding directly
- Building, place for religion, socio-agriculture, sport and relax

Article 25: Determination of Land use in forest area, stream, lake, and river.

1) General

The area that use for preservation-improvement of forest, natural water resource, drainage system, water lake and natural environment

2) In special case the land is enable to permit using for:

- Construct the building related to the conservation, forest management or environment protection
- Building, place for relaxation and natural tourism

Article 26: Determination of Land use in historic and cultural conservation area

1) General

The area that use for ancient, historic place conservation and valued inheritance culture conservation, maintenance in condition as before

2) In special case, the land is permitted to use for:

Permit to use for another purpose, but under the condition of maintain existing condition

Article 27: Determination on land usage in suburban area of existing town, social economic development area, new central economic area in countrywide.

Highness of building and total value of the land usage may changed as suitability on economic, finance according to the study of engineer division, then submit to MPWT to consider and accept in accordance to the national social-economic development plan

General Land Use

Land usage	Evaluate rate of total land usage (E)			Highness of highest building (H)			Total land usage (COS)		
	City belong to			City belong to			City belong to		
	Center	Province	District	Center	Province	District	Center	Province	District
centre city area	75%	70%	60%	26 m	23 m	18 m	2,5	2,0	1,8
Surrounding city area	60%	50%		20 m	15 m		1,5	1,2	
Suburban area	50%	40%		15 m	12 m		1,0	0,8	
City expansion area	70%	60%	50%	23 m	18 m	15 m	2,0	1,8	1,5
Conservation area	Follow to the specific conservation rule								
Special economic area	Changing as suitability and submit for acceptance from MPW								
New central economic area									

Section VI

Urban Planning Inspection and Management Authority

Article 28: Urban planning inspection and management authority

Urban planning inspection and management authority consists of:

- 1) Central level: Housing and urban planning department, MPWT
- 2) Provincial level: DPWT of province and capital

3) District level: PWT office of district and municipality

Article 29: Right and duty of housing and urban planning department, MPWT

Department of housing and urban planning has basic right and duty on management and inspection of urban planning for district as follow:

- 1) Draft the decision, notice, decree, regulation, technical specification, principle and methodology on implementation of urban planning and submit, propose to the minister for consideration and sign for unity using in countrywide
- 2) Disseminate, stimulate and make people and authorities to understand and alert on implementation as decision and declarations
- 3) Long term and medium term planning , coordinate with DPWT of province and capital for annual budget planning for urban planning that belong to center and province
- 4) Act as secretariat of MPWT in:
 - Strategy planning, create an urban planning for national level, regional level, provincial level and research urban planning and make the regulation for city, which belong to center and submit to government for consideration and adoption
 - Consideration and adoption of urban planning that belong to provincial and capital
 - Monitor, inspect of implementation on urban planning such as: Inspection on land usage of urban planning, building and construction compliance with the urban planning regulation, aiming to ensure of peace, safety, neatness, convenience, clean, sanitation and beautiful of the city
 - To implement other right and duty as assignment of minister of MPWT.

Article 30: Right and duty of DPWT of province and capital

DPWT of province and capital has basic right and duty on management and inspection of urban planning as below:

- 1) Disseminate, stimulate and make people and authority to understand, alert on implementation as decision and declarations
- 2) Long-medium term planning and coordinate with PWT office of district and municipality, annual budget planning for urban planning which belong to district
- 3) Research urban planning that belong to province for submit, propose to provincial governor and capital governor for consideration and agreement prior to submit to MPWT for consider and adopt
- 4) Research, give technical comment for provincial governor and capital governor to consider, accept on detail urban planning of city and municipality that belong to district
- 5) Monitor, assess, summarize and report to the decision of housing and urban planning on implementation of planning work and urban planning management with in its province frequently and every year
- 6) Carry out of the land use regulation for the city that's no urban planning, coordinate with land division and local authority
- 7) Carry out of right and duty as assignment of housing and urban planning division, MPWT

Article 31: Right and duty of PWT office and municipality

PWT office and municipality has basic right and duty on management and inspection of urban planning as follow:

- 1) Pay attention on implementation and spreading of decision and declarations of the minister on regulation, rule, principle, methodology for urban planning and municipality in its responsible district
- 2) Propose to DPWT of province and capital for annual budget planning, to establish detail urban planning and municipality belong to its district
- 3) Research, establish urban planning that belong to district and municipality, focus area on socio-economic, development village group that belong to district administration authority and municipality to consider and agree prior to propose to provincial administration and

capital for consideration and acceptance

- 4) Act as secretariat of provincial governor and capital governor on:
 - Implementation planning, manage and inspect of urban development work and municipality
 - Establish, improve, (and) maintain infrastructures, urban service and municipality
 - Manage and control the implementation of construction work
 - Provide data and requirement technical document about urban planning
 - Create revenue in to construction work and urban planning development
- 5) Monitor, inspect, assess, summarize and report to DPWT of province, capital on implementation of planning work and manage urban planning within its district frequently and every year
- 6) Coordinate with village authority, assembly, mass organizations to request for cooperate and facilitate in planning and implementation of urban planning, cleaning work, neatness through out of the construction management work in its village area
- 7) To carry out of other duties as assignment of DPWT of province and capital

Section VII Final Provision

Article 32: Implementation

- Department of housing and urban planning, DPWT of province and capital, PWT office of district and municipality has duty to implement as this decision strictly.
- To assign department of housing and urban planning to issue an additional advice declaration on detail urban planning of city to concretize of the implementation successfully.

Article 33: Effective

This decision is effected after signature and replaced the decision of minister of MPWT concerning to the general regulation on urban planning No. 209/PWT, dated 05 Feb. 1996

Minister