

URBAN REGULATION

- **UA1** Zone of traditional villages in Luang Prabang district
- **UA2** Zone of traditional villages in Chomphet district
- **RB4** Along of cords on river banks of Mékong-Namkhan
- **NA2** Zone around the rice fields
- **UB** Zone of urban periphery
- **UC** Zone around the protected area
- **UD** Zone of Urbanization
- **UG** Zone of Golf

UA1 – Zone of traditional villages in Luang Prabang district

LOCATION OF ZONE:

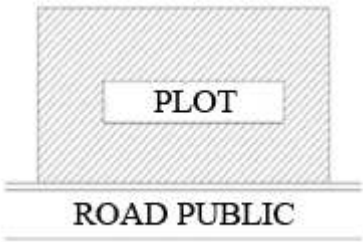
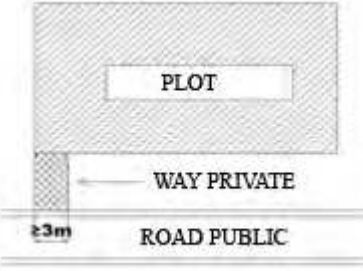
This zone includes the following villages: Donekeo, Hathien, Phasouk, Phanom, Naxang, Nadeuay, Sangkhalok, Xiengkeo, Ban PhoneXay,

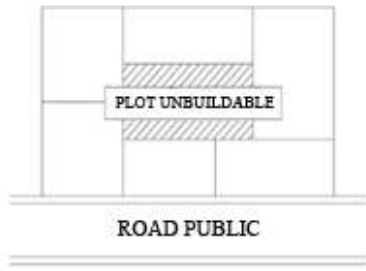
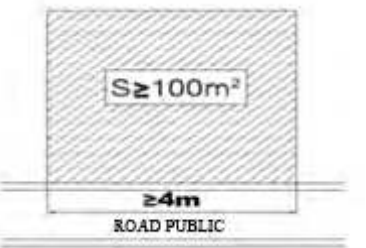
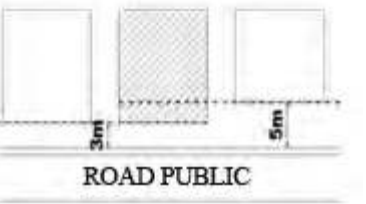
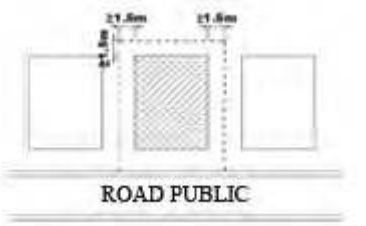
CHARACTER OF ZONE:

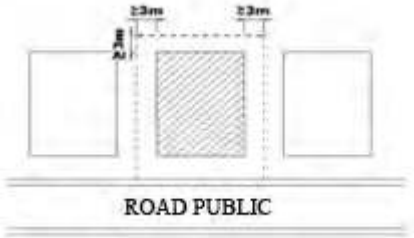
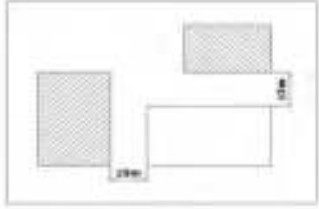


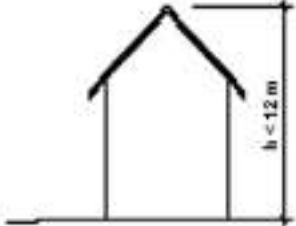
These villages have existed since long time and are remarkable for their disposal. There are essentially vegetable gardens, services, public health, handicrafts.

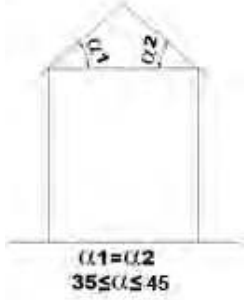
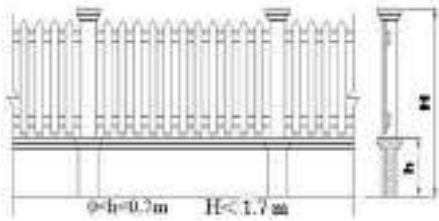

FEATURE OF ZONE:

This urbanized zone consists of housing and services

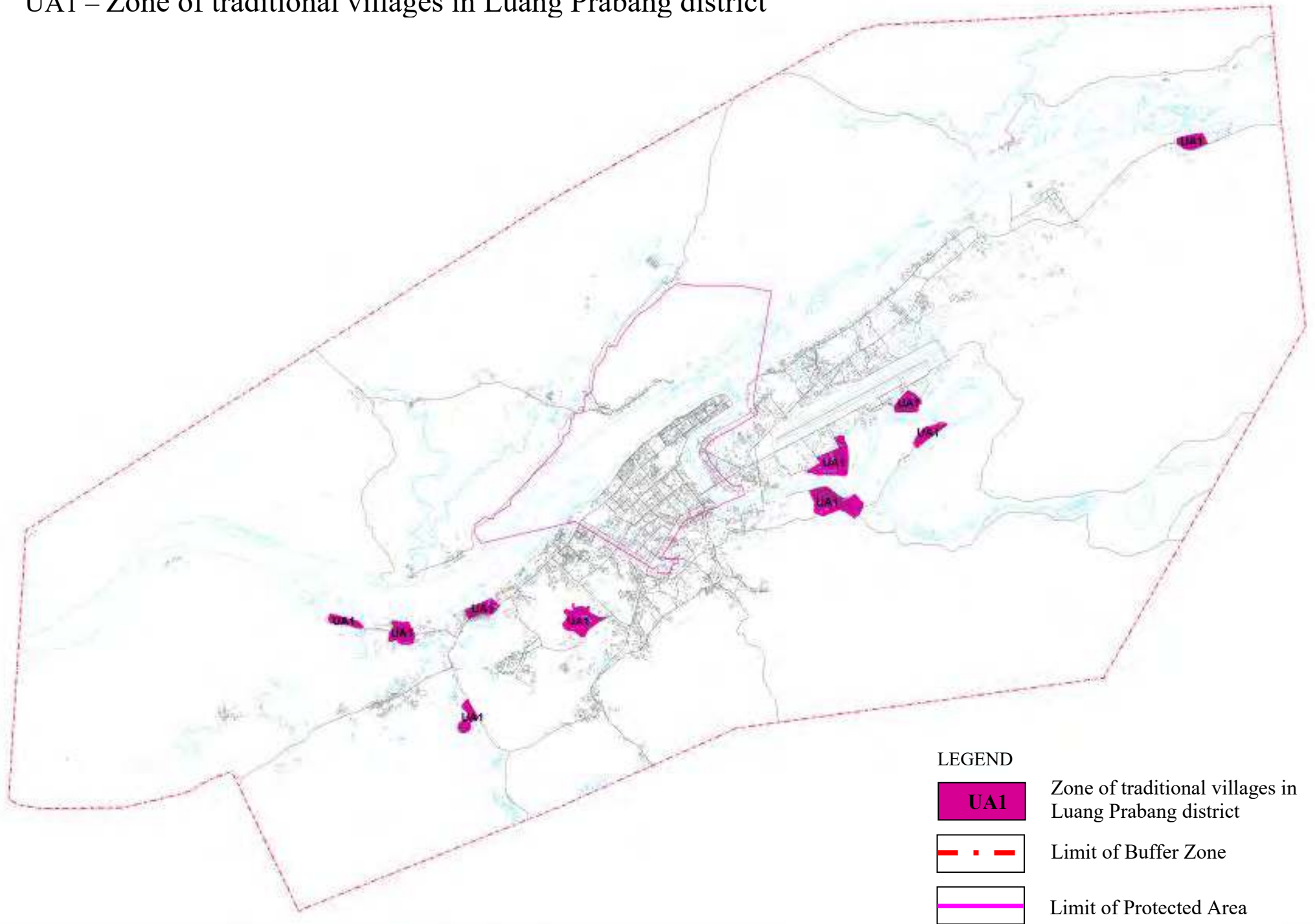
Section 1	Characteristics of the activities of the zone	
Article 1. Activities allowed	<ul style="list-style-type: none"> - Habitat, restaurants, shops, handicrafts, small non-polluting service activities, small garages - Resorts limited to 25 rooms and 4 resorts per zone. Buildings should respect the Lao style using traditional materials (wood and bamboo) - Temples - Public Gardens 	
Article 2. Activities prohibited	<ul style="list-style-type: none"> - Manufactures (with the exception of existing activities) - Noisy and polluting activities - Breeding non-domestic pollutant. 	
Section 2	Terms of occupation of the plot	
Article 3. Access and Road	<p>3-1- To be constructible</p> <ul style="list-style-type: none"> - The plot should have direct access on the road (see Figure 3.1) - Or by a path of a width greater than or equal to 3 meters with the exception of existing paths arranged (see figure 3.2) - If access is less than 3 meters, it will be subject to the approval of the Local Committee. <p>3-2- All land-locked is unbuildable (see figure 3.3) unless the owner obtains a transition from a minimum width of 3 meters on the parcel located between path and field.</p> <p>In this case there are three types of agreements:</p> <ul style="list-style-type: none"> -Official passage right in writing from municipality to prove . -Purchase of a strip of land by a private from the owner of neighboring property, giving access to the road. - Creating a new route by municipality on the neighboring property giving access to the road. <p>3-3-Channels in deadlock should not</p>	 <p style="text-align: center;">Figure 3.1</p>  <p style="text-align: center;">Figure 3.2</p>

	<p>exceed 50 m. They will allow a fire vehicle to turn back to their ends.</p>	 <p style="text-align: center;">Figure 3.3</p>
<p>Article 4. Service Networks</p>	<p>To be buildable parcel should not be submersible and must be able be connected to networks under the responsibility of the municipality. these networks are:</p> <ul style="list-style-type: none"> - Distribution of water supply, - Distribution of electricity. - Sewage disposal, rain water drainage (water from runoff and from roof) - The distribution network should not pass through the neighboring plots (overhead or underground) except with permission of the owner. 	
<p>Article 5. Characteristics of land</p>	<p>5-1- All lanes, access roads or part of public domain are considered unbuildable land. 5-2- All rivers, natural streams and channels sanitation are considered part of public domain and are therefore not constructible for building. 5-3- All rivers, natural flows, and wastewater canals located on land outside the public domain are subject to a access easement for maintenance and are therefore not constructible for building. 5-4- The width of the parcel adjoining the road must be greater than or equal to 4 m. (see figure 5.1)</p>	 <p style="text-align: center;">Figure 5.1</p>
<p>Article 6. Implantation in relation to the road.</p>	<p>- The construction will be implanted, relative to the road, at a distance not less than 5 m. or aligned with the neighboring construction with a minimum of 3 m, relative to the road (see figure 6.1)</p>	 <p style="text-align: center;">Figure 6.1</p>
<p>Article 7. Implantation in relation to limits of the separative plot.</p>	<p>7.1- For habitat, the construction will be implanted in more than 1.5 m from the separative boundary (see figure 7.1) 7.2- and over 3 m for public buildings or private establishments open to the public. (see figure 7.2)</p>	 <p style="text-align: center;">Figure 7.1</p>

		 <p style="text-align: center;">Figure 7.2</p>
<p>Article 8. Implantation of buildings (against each other on the same parcel)</p>	<p>- On the same parcel, the buildings will be spaced from each other at least 3 m. (see figure 8.1)</p>	 <p style="text-align: center;">Figure 8.1</p>
<p>Article 9. Footprint</p>	<p>9-1- The footprint may not exceed 60% of the plot (see figure 9.1)</p> <p>9-2- The maximum footprint for each building may not exceed 120 m² (see figure 9.2)</p> <p>9-3- 50% open space construction will be reserved for green space, the rest of the land must allow the access, parking and maintenance of networks.</p>	 <p style="text-align: center;">Figure 9.1</p>  <p style="text-align: center;">Figure 9.2</p>
<p>Article 10. Height maximum</p>	<p>10-1- The maximum height allowed is 12 m at the ridge (see Figure 10.1)</p> <p>10-2- This rule does not apply to religious buildings and public facilities (stadium, water tower ...)</p>	 <p style="text-align: center;">Figure 10.1</p>
<p>Article 11. Exterior aspects</p>	<p>11-1-VOLUMETRY</p> <p>- Roof angles to be between 35-45 degrees.</p> <p>- The slopes of the roof should be symmetrical. (see Figure 11.1)</p> <p>- The roof "terrace" are not allowed.</p>	

		
	11-2-MATERIALS	Figure 11.1
	11.2.1 Covers: clay tiles, cement tiles, fibro-cement, CPAC, wood.	
	11.2. 2 Walls: all materials must be coated (except wood)	
	11-3-COLORS	
	11.3.1- Color of roofing materials: red, orange	
	11.3.2- Natural color for clay tile, cement tile, wood tile	
	11.3.3- The colors of exterior coatings must be in the range of basic off-white, gray, yellow sand, light blue	
	11-4- OPENINGS	
		Not applicable
	11-5-PROJECTIONS	
		Not applicable
	11-6-BILLBOARDS AND SIGNS	
		Not applicable
	11-7-LIGHTINGS	
		Not applicable
	11-8-FENCES AND GATES	
	<ul style="list-style-type: none"> - Overall height of 1.70 m maximum. - Height limit of 0.70m for the basement masonry. Facade fences should be transparent (see Figure 11.2) 	
		Figure 11.2
Article 12. Parking	All buildings open to the public must establish a parking space with a minimum of 100m ² for every 200m ² of built floor area	
Article 13. Open space and plantings	<ul style="list-style-type: none"> - Tree cutting is prohibited except on the surface of the land necessary for construction, the ways and parking lots. A logging plan shall be shown on the site plan included in the permit application . 	
Section 3	Condition of occupancy of land	
Article 14. Coefficient of land use	Not applicable	
Article 15. Exceeding the COS	Not applicable	

UA1 – Zone of traditional villages in Luang Prabang district



UA2 – Zone of traditional villages in Chomphet district

LOCATION OF ZONE:

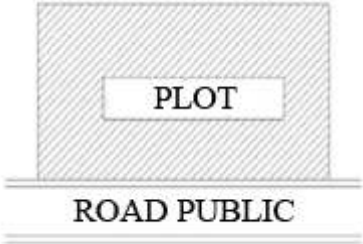
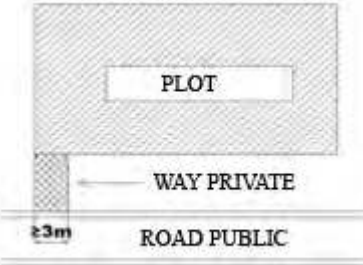
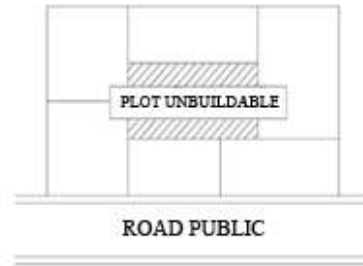
This zone includes the following villages: ChanNeua, ChanTai, Natha, Boumlao, NaKham,

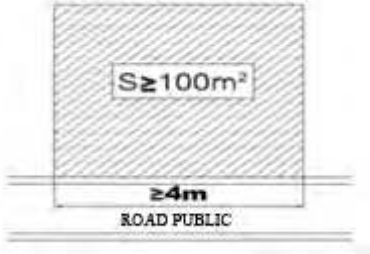
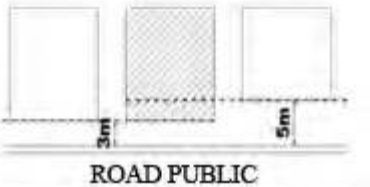
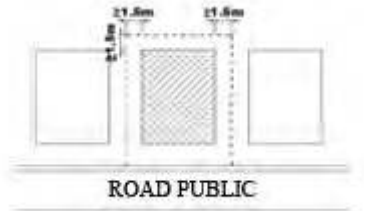
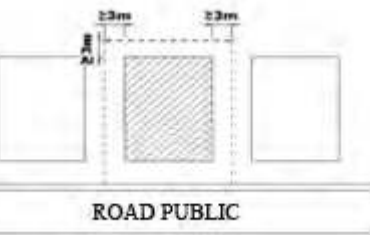
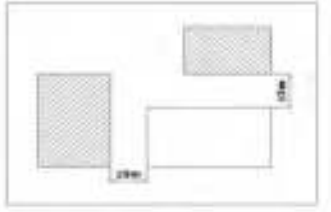

CHARACTER OF ZONE:


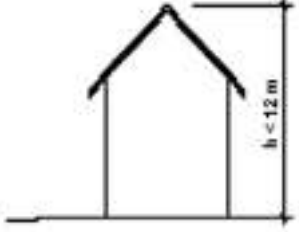
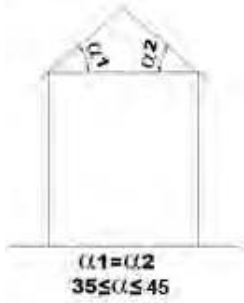
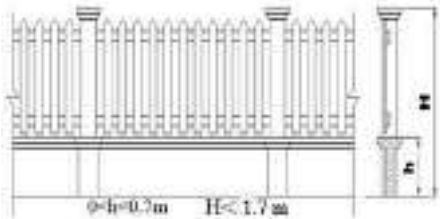
These villages have existed since long time. These villages have specialties, most inhabitants live on agriculture and related activity kilns for pottery and brick making.


FEATURE OF ZONE:

This is a residential area. It is special for the richness of nature consisting of paddy fields, forested mountains and a network of waterways.

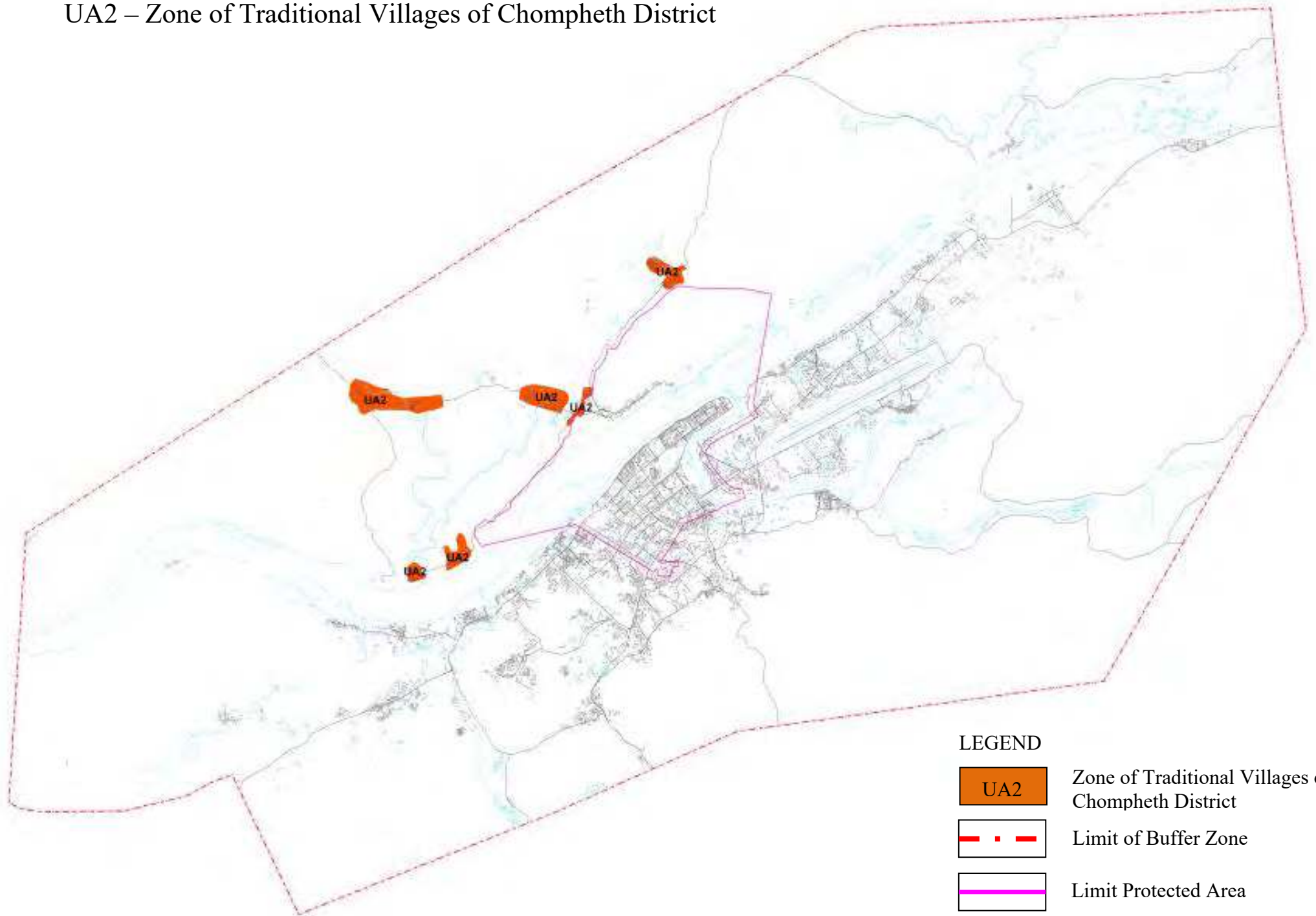
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		 <p>Figure 9.2</p>
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	11.3.1- Color of roofing materials: red, orange 11.3.2- Natural color for clay tile, cement tile, wood tile 11.3.3- The colors of exterior coatings must be in the range of basic off-white, gray, yellow sand, light blue	
	11-4- OPENINGS	
	Not applicable	
	11-5-PROJECTIONS	
	Not applicable	
	11-6-BILLBOARDS AND SIGNS	
Not applicable		
11-7-LIGHTING		
Not applicable		
11-8-FENCES AND GATES		
<ul style="list-style-type: none"> - Overall height of 1.70 m maximum. - Height limit of 0.70m for the basement masonry. Facade fences should be transparent (see Figure 11.2) 	 <p>Figure 11.2</p>	
Article 12. Parking	All buildings open to the public must establish a parking space with a minimum of 100m ² for every 200m ² of built floor area	

<p>Article 13. Open space and plantings</p>	<p>- Tree cutting is prohibited except on the surface of the land necessary for construction, the ways and parking lots. A logging plan shall be shown on the site plan included in the permit application .</p>	
<p>Section 3</p>		<p>Condition of occupancy of land</p>
<p>Article 14. Coefficient of land use</p>	<p>Not applicable</p>	
<p>Article 15. Exceeding the COS :</p>	<p>Not applicable</p>	

UA2 – Zone of Traditional Villages of Chompheth District



RB4-Along of cords on river banks of Mekong-Namkhan

LOCATION OF ZONE:

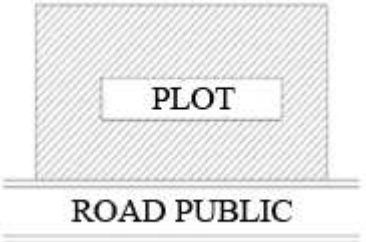
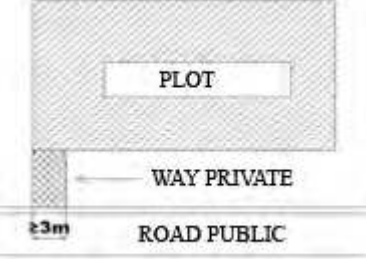

This zone includes a strip of land along the Mekong riverbank cords and Namkhan (RB1) It stretches along both banks of the Mekong River from Chomngoua, Phabatai, PhoneSa-at to North of Souphannouvong University and along the Nam Khan river from Meunna to Nounsavath villages




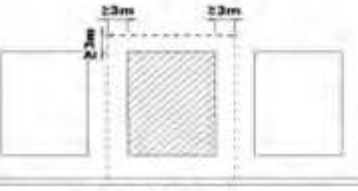
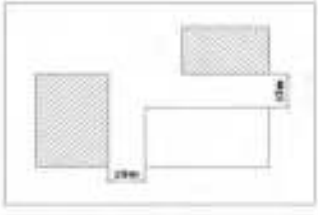

CHARACTER OF ZONE:


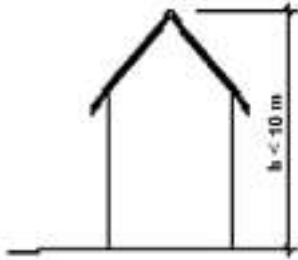
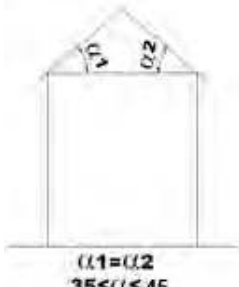
This is a residential area, temples, services, administrative buildings, schools and public health, handicrafts and workshops. This zone has a width of 15 m beyond the cords on the Mekong and Namkhan river banks (RB1)

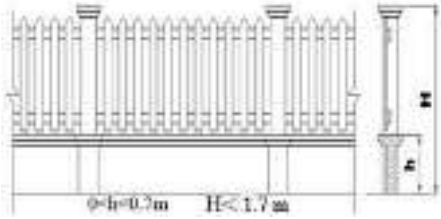

FEATURE OF ZONE:

The area is urbanized. It makes the connection between the area of cords on the Mekong and Namkhan river banks (RB1) and the nearby urban areas.

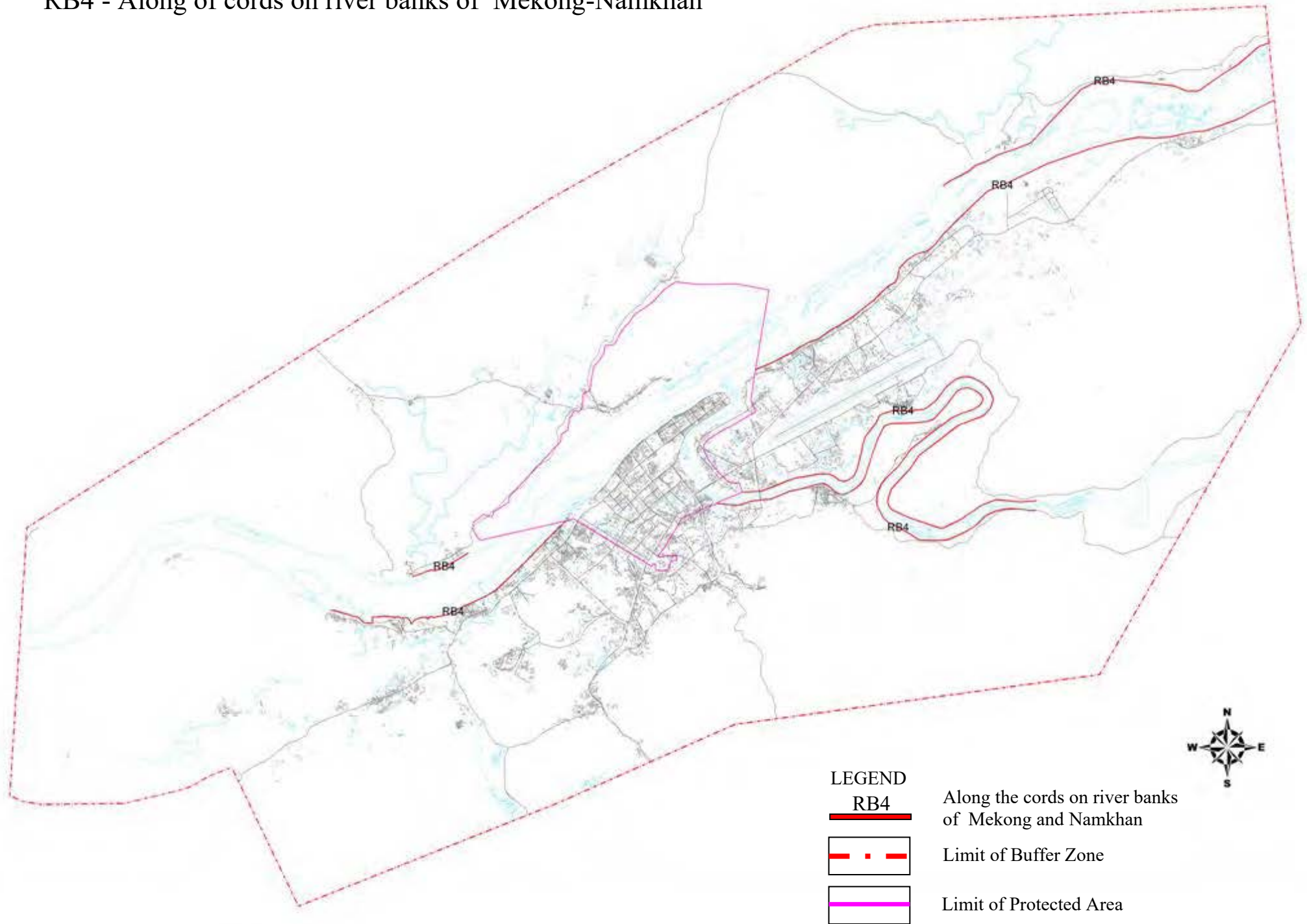
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Article 1. Activities allowed	<ul style="list-style-type: none"> - Habitat - Small non-polluting service activities, restaurants, shops, handicrafts, small garages, guest-houses. - Temples - Public Gardens 	
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Section 2	Terms of occupation of the plot	
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<p>Article 9. Footprint</p>	<p>9-1- The footprint may not exceed 60% of the plot (see figure 9.1)</p> <p>9-2- The maximum footprint for each building may not exceed 120 m² (see figure 9.2)</p> <p>9-3- 50% open space construction will be</p>	 <p style="text-align: center;">Figure 9.1</p>

	reserved for green space, the rest of the land must allow the access, parking and maintenance of networks.	 <p>Figure 9.2</p>
Article 10. Height maximum	10-1- The maximum height allowed is 10 m at the ridge (see Figure 10.1) 10-2- This rule does not apply to religious buildings and public facilities (stadium, water tower ...)	 <p>Figure 10.1</p>
Article 11. Exterior aspects	11-1-VOLUMETRY - Roof angles to be between 35-45 degrees. - The slopes of the roof should be symmetrical. (see Figure 11.1) - The roof "terrace" are not allowed.	 <p>Figure 11.1</p>
11-2-MATERIALS		
11.2.1 Covers: clay tiles, cement tiles, fibro-cement, CPAC		
11.2. 2 Walls: all materials must be coated (except wood)		
11-3-COLOURS		
11.3.1- Color of roofing materials: red, orange		
11.3.2- Natural color for clay tile, cement tile, wood tile		
11.3.3- The colors of exterior coatings must be in the range of basic off-white, gray, yellow sand, light blue		
11-4- OPENINGS		
Not applicable		
11-5-PROJECTIONS		
Not applicable		
11-6-BILLBOARDS AND SIGNS		
Not applicable		
11-7-LIGHTING		
Not applicable		
11-8-FENCES AND GATES		
- Overall height of 1.70 m maximum. - Height limit of 0.70m for the basement masonry. Facade fences should be transparent		

	(see Figure 11.2)	
		Figure 11.2
Article 12. Parking	All buildings open to the public must establish a parking space with a minimum of 100m ² for every 200m ² of built floor area	
Article 13. Open space and plantings	- Tree cutting is prohibited except on the surface of the land necessary for construction, the ways and parking lots. A logging plan shall be shown on the site plan included in the permit application .	
Section 3	Condition of occupancy of land	
Article 14. Coefficient of land use	Not applicable	
Article 15. Exceeding the COS	Not applicable	

RB4 - Along of cords on river banks of Mekong-Namkhan



NA2 – Zone around the rice fields

LOCATION OF ZONE:

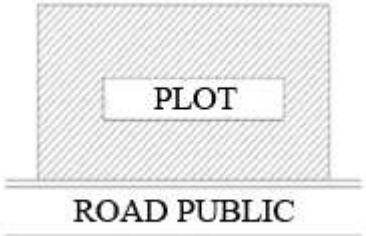
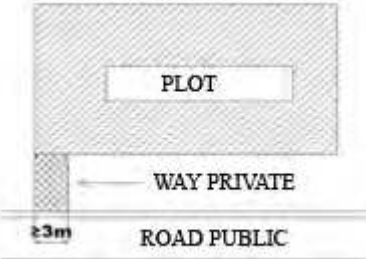
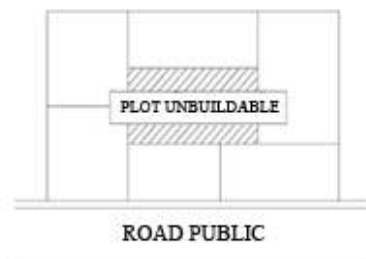
This zone includes a 30 m strip related to the area (NA1) and includes the rice fields of the following villages: Naxang, Nadeuay, Pongwan, Sangkhalok, Phoumok.
Chompheth rice fields have no "zone around the rice fields"


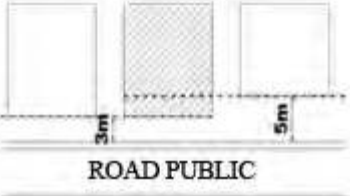


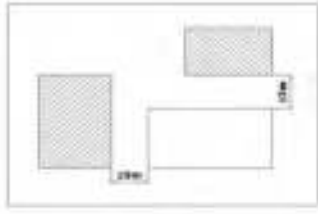

CHARACTER OF ZONE:


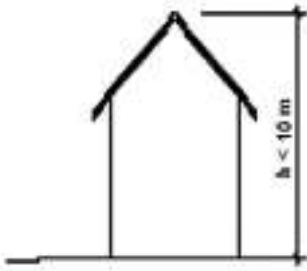
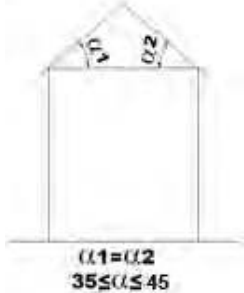
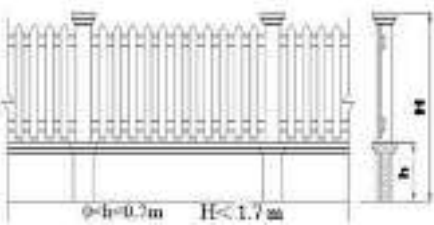
This zone possesses scattered habitat,


FEATURE OF ZONE

This zone acts as a liaison with areas of rice fields (NA1), mountains and forests (NC) area of the urban periphery (UB) and the area around the protected area. (UC)

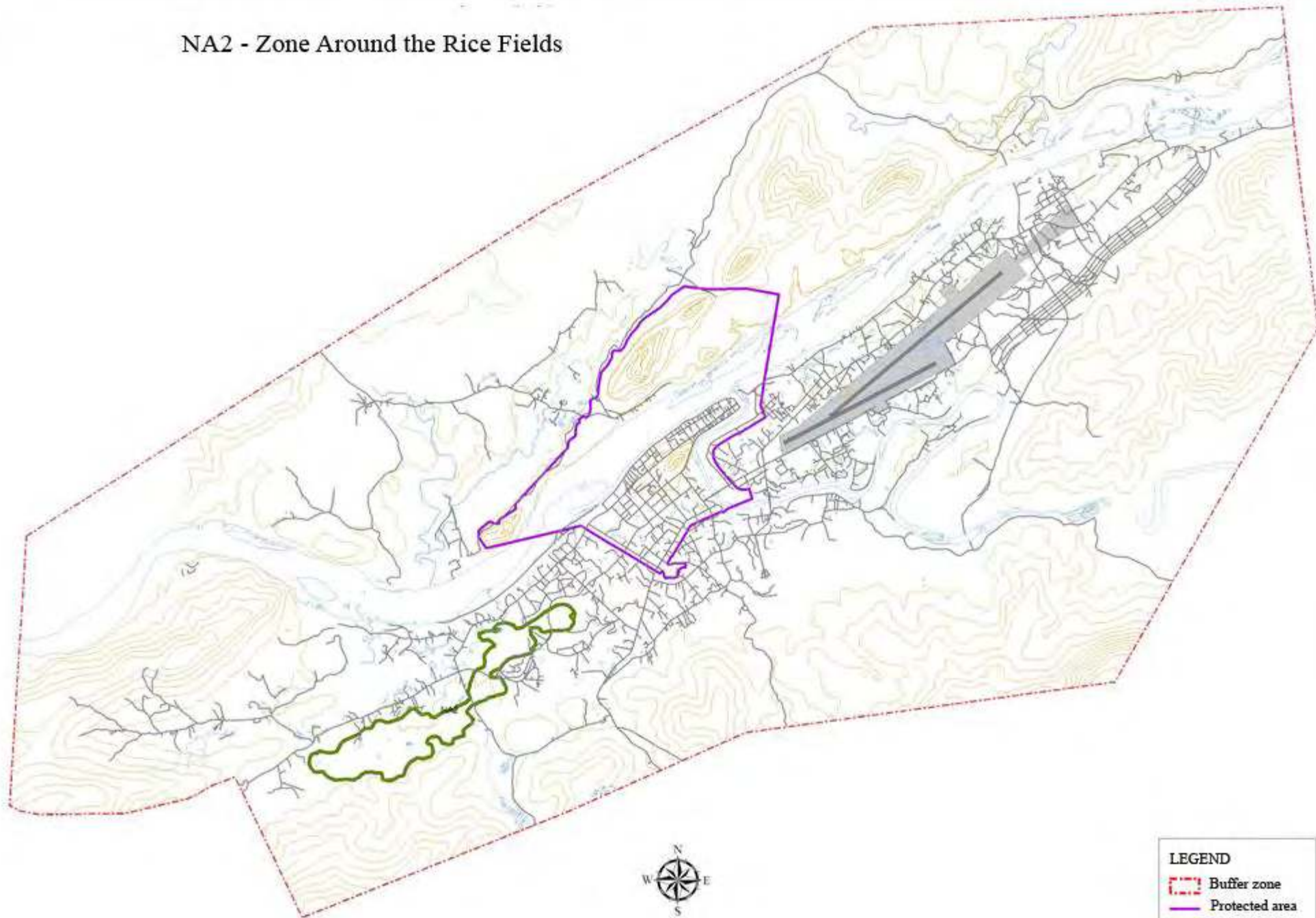
Section 1	Characteristics of the activities of the zone	
Article 1. Activities allowed	<ul style="list-style-type: none"> - Habitat - Small non-polluting service activities, guest-houses, restaurants, shops, handicrafts, small garages, - Temples - Public Gardens 	
Article 2. Activities prohibited	<ul style="list-style-type: none"> - Manufactures (excluding existing activities) - Noisy and polluting activities - Breeding industrial pollutant. 	
Section 2	Terms of occupation of the plot	
Article 3. Access and Road	<p>3-1- To be constructible</p> <ul style="list-style-type: none"> - The plot should have direct access on the road (see Figure 3.1) - Or by a path of a width greater than or equal to 3 meters with the exception of existing paths arranged (see figure 3.2) - If access is less than 3 meters, it will be subject to the approval of the Local Committee. <p>3-2- All land-locked is unbuildable (see figure 3.3) unless the owner obtains a transition from a minimum width of 3 meters on the parcel located between path and field.</p> <p>In this case there are three types of agreements:</p> <ul style="list-style-type: none"> -Official passage right in writing from municipality to prove . -Purchase of a strip of land by a private from the owner of neighboring property, giving access to the road. - Creating a new route by municipality on the neighboring property giving access to the road. <p>3-3-Channels in deadlock should not exceed 50 m. They will allow a fire vehicle to turn back to their ends</p>	 <p style="text-align: center;">Figure 3.1</p>  <p style="text-align: center;">Figure 3.2</p>  <p style="text-align: center;">Figure 3.3</p>
Article 4. Service Networks	<p>To be buildable parcel should not be submersible and must be able be connected to networks under the responsibility of the municipality. these networks are:</p> <ul style="list-style-type: none"> - Distribution of water supply, - Distribution of electricity. - Sewage disposal, rain water drainage (water from runoff and from roof) <p>The distribution network should not pass through the neighboring plots (overhead or underground) except with permission of the owner.</p>	
Article 5. Characteristics of land	<p>5-1- All lanes, access roads or part of public domain are considered unbuildable land.</p> <p>5-2- All rivers, natural streams and channels sanitation are considered part of public domain and are therefore not constructible for building.</p>	

	<p>5-3- All rivers, natural flows, and wastewater canals located on land outside the public domain are subject to a access easement for maintenance and are therefore not constructible for building.</p> <p>5-4- The width of the parcel adjoining the road must be greater than or equal to 4 m. (see figure 5.1)</p>	 <p>Figure 5.1</p>
<p>Article 6. Implantation in relation to the road.</p>	<p>- The construction will be implanted, relative to the road, at a distance not less than 5 m. or aligned with the neighboring construction with a minimum of 3 m, relative to the road (see figure 6.1)</p>	 <p>Figure 6.1</p>
<p>Article 7. Implantation in relation to limits of the separative plot.</p>	<p>7.1- For habitat, the construction will be implanted in more than 1.5 m from the separative boundary (see figure 7.1)</p> <p>7.2- and over 3 m for public buildings or private establishments open to the public. (see figure 7.2)</p>	 <p>Figure 7.1</p>  <p>Figure 7.2</p>
<p>Article 8. Implantation of buildings (against each other on the same parcel)</p>	<p>- On the same parcel, the buildings will be spaced from each other at least 3 m. (see figure 8.1)</p>	 <p>Figure 8.1</p>
<p>Article 9. Footprint</p>	<p>9-1- The footprint may not exceed 60% of the plot (see figure 9.1)</p> <p>9-2- The maximum footprint for each building may not exceed 120 m² (see figure 9.2)</p> <p>9-3- 50% open space construction will be reserved for green space, the rest of the land must allow the access, parking and maintenance of networks.</p>	 <p>Figure 9.1</p>

		 <p>Figure 9.2</p>
Article 10. Height maximum	<p>10-1- The maximum height allowed is 10 m at the ridge (see Figure 10.1)</p> <p>10-2- This rule does not apply to religious buildings and public facilities (stadium, water tower ...)</p>	 <p>Figure 10.1</p>
Article 11. Exterior aspects	11-1-VOLUMETRY	
	<ul style="list-style-type: none"> - Roof angles to be between 35-45 degrees. - The slopes of the roof should be symmetrical. (see Figure 11.1) - The roof "terrace" are not allowed. 	 <p>Figure 11.1</p>
	11-2-MATERIALS	
	11.2.1 Covers: clay tiles, cement tiles, fibro-cement, CPAC 11.2. 2 Walls: all materials must be coated (except wood)	
	11-3-COLOURS	
	11.3.1- Color of roofing materials: red, orange 11.3.2- Natural color for clay tile, cement tile, 11.3.3- The colors of exterior coatings must be in the range of basic off-white, gray, yellow sand, light blue	
	11-4- OPENINGS	
	Not applicable	
	11-5-PROJECTIONS	
	Not applicable	
11-6-BILLBOARDS AND SIGNS		
Not applicable		
11-7-LIGHTING		
Not applicable		
11-8-FENCES AND GATES		
	<ul style="list-style-type: none"> - Overall height of 1.70 m maximum. - Height limit of 0.70m for the basement masonry. Facade fences should be transparent (see Figure 11.2) 	 <p>Figure 11.2</p>
Article 12. Parking	All buildings open to the public must establish a parking space with a minimum of 100m ² for every 200m ² of built floor area	

<p>Article 13. Open space and plantings</p>	<p>- Tree cutting is prohibited except on the surface of the land necessary for construction, the ways and parking lots. A logging plan shall be shown on the site plan included in the permit application .</p>	
<p>Section 3</p>	<p>Condition of occupancy of land</p>	
<p>Article 14. Coefficient of land use</p>	<p>Not applicable</p>	
<p>Article 15. Exceeding the COS</p>	<p>Not applicable</p>	

NA2 - Zone Around the Rice Fields



LEGEND

-  Buffer zone
-  Protected area
-  Zone around rice fields



UB – Zone of Urban Periphery

LOCATION OF ZONE:

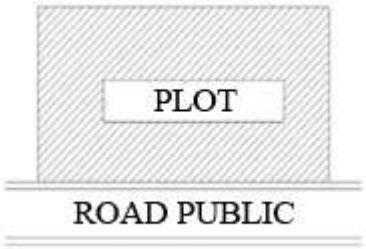
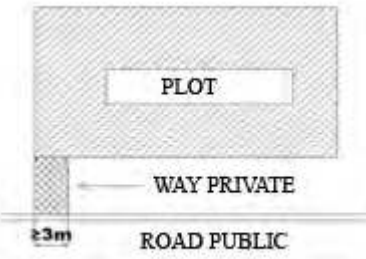
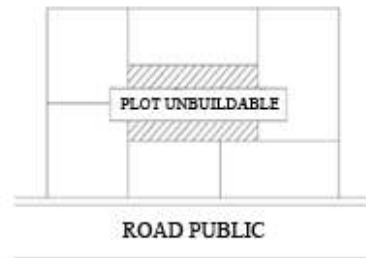
This zone includes the following villages: Phabatai, Saylom, Nongkham, Khoy, Sangkhalok , Xiengkeo, Pongwan, Hathien, Donekeo, Phanom, Nounsavath and villages near the Chompheth district: Chan and Thapho, Naxaychaleun.

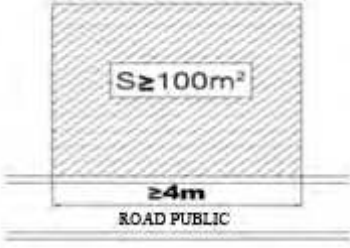
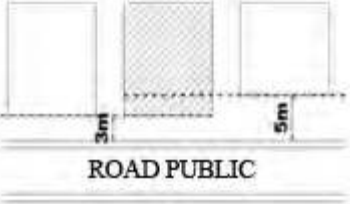

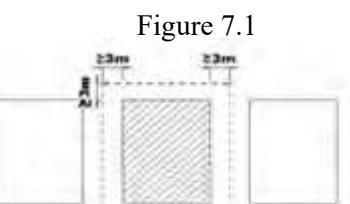
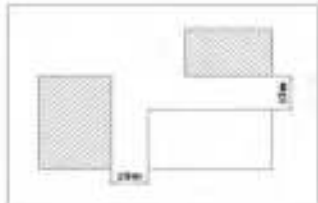

CHARACTER OF ZONE:


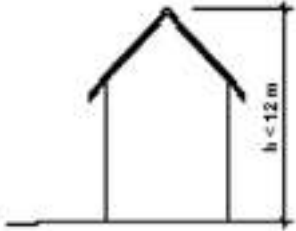
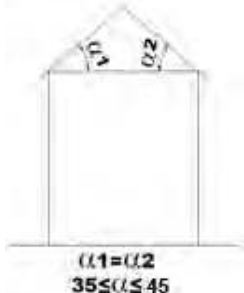
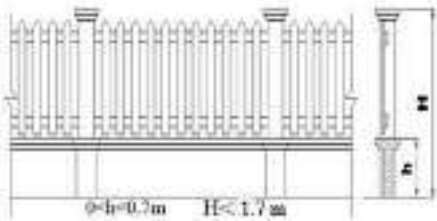
These villages have long existed and are remarkable for their disposition. They contain rice fields, gardens for growing vegetables, services, temples, schools for education and public health and small family workshops of handicrafts.


FEATURE OF ZONE:

The urbanized area consists of housing and services in respect of urban settlement.

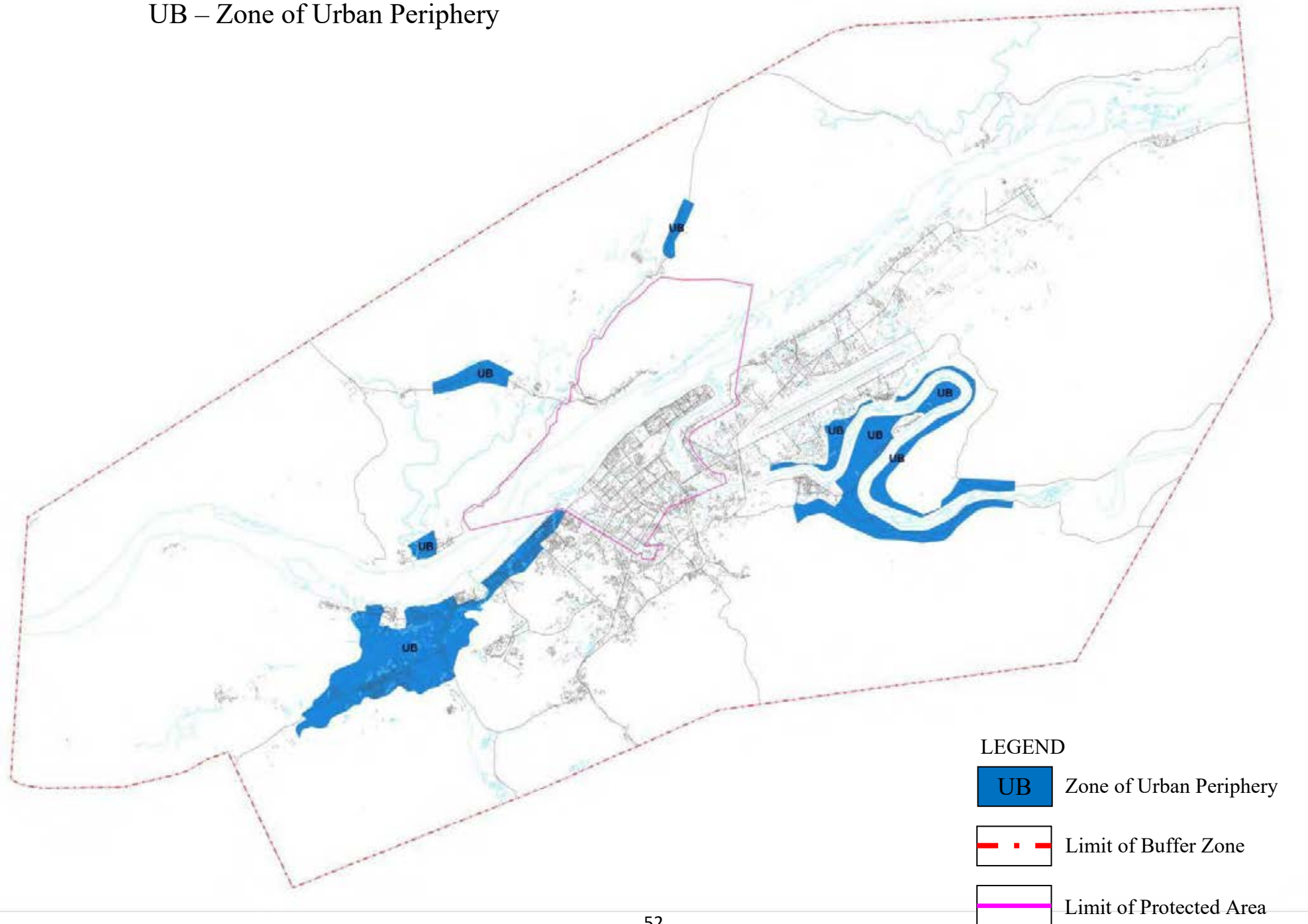
Section 1	Characteristics of the activities of the zone	
Article 1. Activities allowed	<ul style="list-style-type: none"> - Hotels (all hotels project over 50 rooms will be subject to the approval of the National Heritage) - Habitat individual and collective - Service buildings (shops, handicrafts, repair shops not noisy or polluting) - Religious buildings - Public facilities (social-cultural, education, health, recreation and sport) - Office buildings - Deposits of small sizes - Gas station 	
Article 2. Activities prohibited	<ul style="list-style-type: none"> - Manufactures - Noisy and polluting activities - Breeding non-domestic pollutant. 	
Section 2	Terms of occupation of the plot	
Article 3. Access and Road	<p>3-1- To be constructible</p> <ul style="list-style-type: none"> - The plot should have direct access on the road (see Figure 3.1) - Or by a path of a width greater than or equal to 3 meters with the exception of existing paths arranged (see figure 3.2) - If access is less than 3 meters, it will be subject to the approval of the Local Committee. <p>3-2- All land-locked is unbuildable (see figure 3.3) unless the owner obtains a transition from a minimum width of 3 meters on the parcel located between path and field.</p> <p>In this case there are three types of agreements:</p> <ul style="list-style-type: none"> -Official passage right in writing from municipality to prove . -Purchase of a strip of land by a private from the owner of neighboring property, giving access to the road. - Creating a new route by municipality on the neighboring property giving access to the road. <p>3-3-Channels in deadlock should not exceed 50 m. They will allow a fire vehicle to turn back to their ends</p>	 <p style="text-align: center;">Figure 3.1</p>  <p style="text-align: center;">Figure 3.2</p>  <p style="text-align: center;">Figure 3.3</p>
Article 4. Service Networks	<p>To be buildable parcel should not be submersible and must be able be connected to networks under the responsibility of the municipality. these networks are:</p> <ul style="list-style-type: none"> - Distribution of water supply, - Distribution of electricity. - Sewage disposal, rain water drainage (water from runoff and from roof) <p>The distribution network should not pass through the neighboring plots (overhead or underground) except with permission of the owner.</p>	

<p>Article 5. Characteristics of land</p>	<p>5-1- All lanes, access roads or part of public domain are considered unbuildable land.</p> <p>5-2- All rivers, natural streams and channels sanitation are considered part of public domain and are therefore not constructible for building.</p> <p>5-3- All rivers, natural flows, and wastewater canals located on land outside the public domain are subject to a access easement for maintenance and are therefore not constructible for building.</p> <p>5-4- The width of the parcel adjoining the road must be greater than or equal to 4 m. (see figure 5.1)</p>	 <p>Figure 5.1</p>
<p>Article 6. Implantation in relation to the road.</p>	<p>- The construction will be implanted, relative to the road, at a distance not less than 5 m. or aligned with the neighboring construction with a minimum of 3 m, relative to the road (see figure 6.1)</p>	 <p>Figure 6.1</p>
<p>Article 7. Implantation in relation to limits of the separative plot.</p>	<p>7.1- For habitat, the construction will be implanted in more than 1.5 m from the separative boundary (see figure 7.1)</p> <p>7.2- and over 3 m for public buildings or private establishments open to the public. (see figure 7.2)</p>	 <p>Figure 7.1</p>  <p>Figure 7.2</p>
<p>Article 8. Implantation of buildings (against each other on the same parcel)</p>	<p>- On the same parcel, the buildings will be spaced from each other at least 3 m. (see figure 8.1)</p>	 <p>Figure 8.1</p>
<p>Article 9. Footprint</p>	<p>9-1- The footprint may not exceed 60% of the plot (see figure 9.1)</p> <p>9-2- The maximum footprint for each building may not exceed 150 m2 (see figure 9.2)</p> <p>9-3- 50% open space construction will be reserved for green space, the rest of the</p>	 <p>Figure 9.1</p>

	land must allow the access, parking and maintenance of networks.	 <p>Figure 9.2</p>
Article 10. Height maximum	10-1- The maximum height allowed is 12 m at the ridge The ridge structures can not exceed the altimetric height of 340 m from sea level (see Figure 10.1) 10-2- This rule does not apply to religious buildings and public facilities (stadium, water tower ...)	 <p>Figure 10.1</p>
Article 11. Exterior aspects	<p>11-1-VOLUMETRY</p> <ul style="list-style-type: none"> - Roof angles to be between 35-45 degrees. - The slopes of the roof should be symmetrical. (see Figure 11.1) - The roof "terrace" are not allowed. <p>11-2-MATERIALS</p> <p>11.2.1 Covers: clay tiles, cement tiles, fibro-cement, CPAC 11.2. 2 Walls: all materials must be coated (except wood)</p> <p>11-3-COLOURS</p> <p>11.3.1- Color of roofing materials: red, orange 11.3.2- Natural color for clay tile, cement tile, 11.3.3- The colors of exterior coatings must be in the range of basic off-white, gray, yellow sand, light blue</p> <p>11-4- OPENINGS</p> <p style="text-align: center;">Not applicable</p> <p>11-5-PROJECTIONS</p> <p style="text-align: center;">Not applicable</p> <p>11-6-BILLBOARDS AND SIGNS</p> <p style="text-align: center;">Not applicable</p> <p>11-7-LIGHTING</p> <p style="text-align: center;">Not applicable</p> <p>11-8-FENCES AND GATES</p> <ul style="list-style-type: none"> - Overall height of 1.70 m maximum. - Height limit of 0.70m for the basement masonry. Facade fences should be transparent (see Figure 11.2) 	 <p>Figure 11.1</p>  <p>Figure 11.2</p>

<p>Article 12. Parking</p>	<p>All buildings open to the public must establish a parking space with a minimum of 100m² for every 200m² of built floor area</p>	
<p>Article 13. Open space and plantings</p>	<p>- Tree cutting is prohibited except on the surface of the land necessary for construction, the ways and parking lots. A logging plan shall be shown on the site plan included in the permit application .</p>	
<p>Section 3</p>	<p>Condition of occupancy of land</p>	
<p>Article 14. Coefficient of land use</p>	<p>Not applicable</p>	
<p>Article 15. Exceeding the COS</p>	<p>Not applicable</p>	

UB – Zone of Urban Periphery



UC – Zone around the protected area

LOCATION OF ZONE:

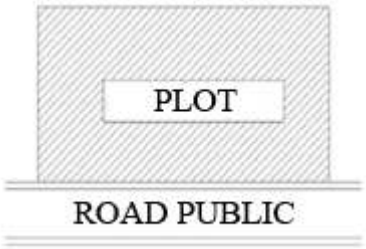
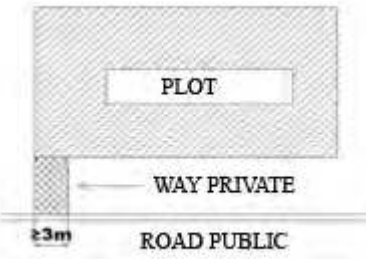
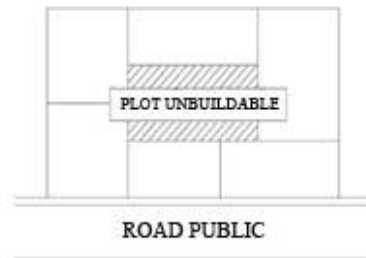
This zone, close to the protected area includes the following villages: Phabatai, PhonePheng , Pongkham, Nasamphanh, Nongkham, Phosi, Khoy, Sangkhalok, Phoumok, Nadeuay, Khouatineung, Ma, Naxang, Naviengkham , Thatbosot , Viengmai, MeuangNga, Phanluang, Phasouk, Hathien, Phonesa-at, Xienglek, Xangkhong Nongxai, Khomkhouang , Phakhom, Khokwa, Donekao, Donemai and villages of the Chompheth district: Mouangkham and Naboua

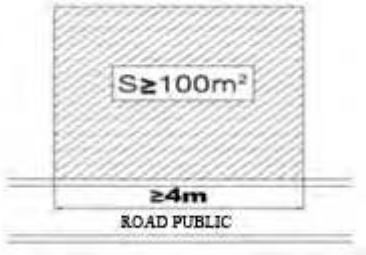
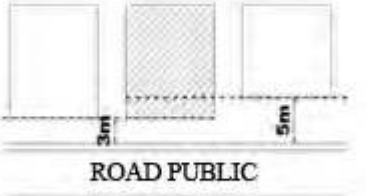

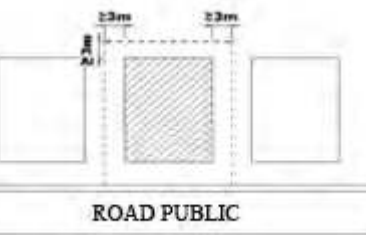
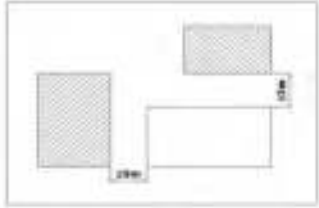

CHARACTER OF ZONE:



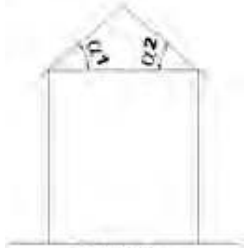
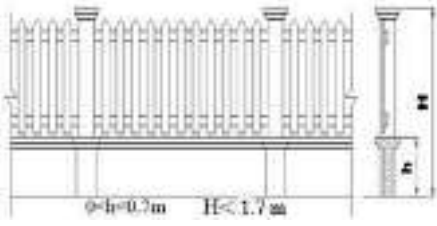
These villages have existed since long time. This zone contains rice fields, gardens for growing vegetables, services, temples, administrative buildings, facilities for education and public health and small handicraft workshops.


FEATURE OF ZONE:

This area is urbanized and includes housing, services in respect of urban settlement and in harmony with the architecture of the protected area.

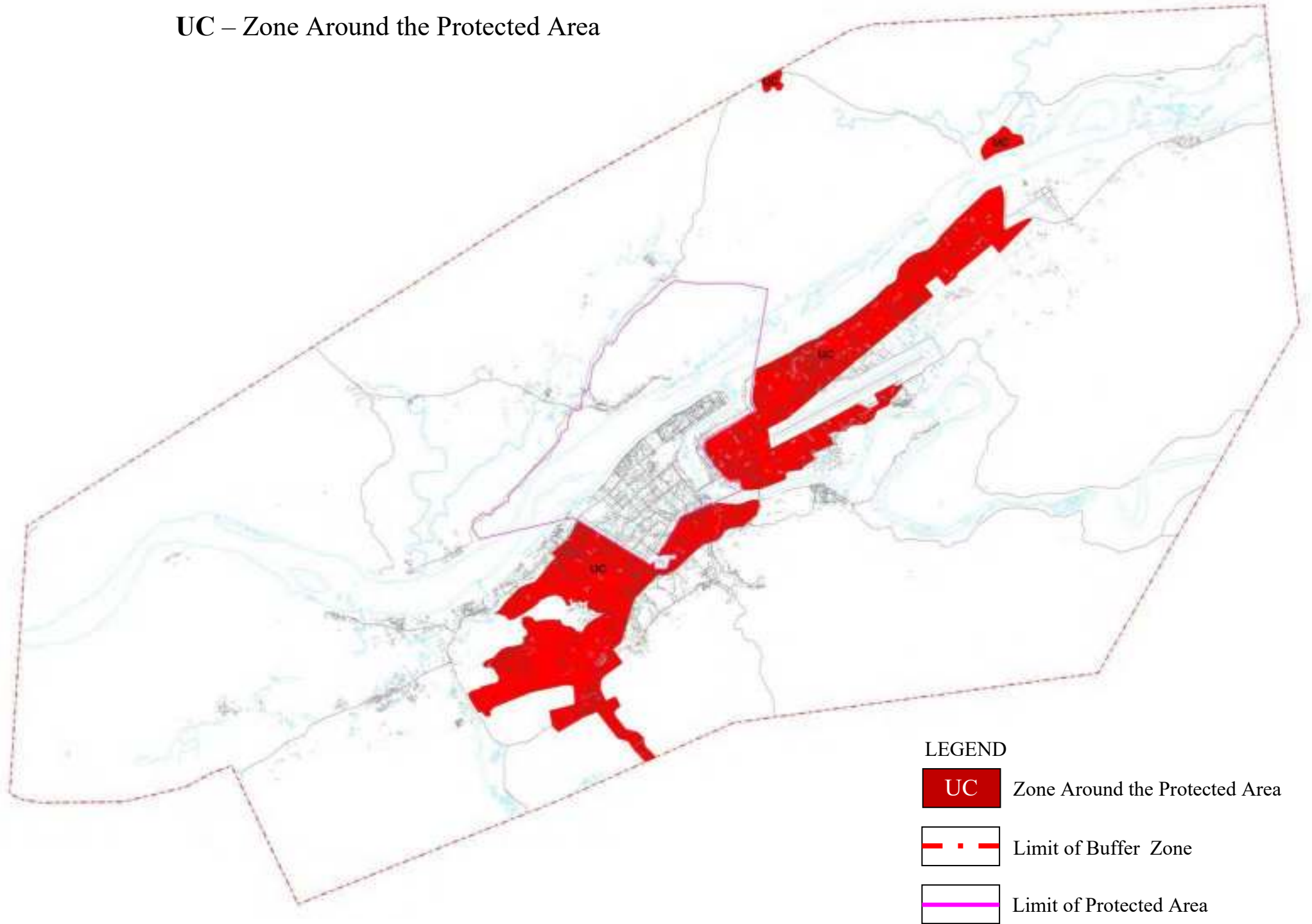
Section 1	Characteristics of the activities of the zone	
Article 1. Activities allowed	<ul style="list-style-type: none"> - Hotels, hotels of any project over 50 rooms will be subject to the approval of the National Heritage Committee - Individual and collective housing - Service buildings (shops, handicrafts, repair shops not noisy or polluting) - Religious buildings - Public facilities (social-cultural, education, health, recreation and sport) - Office buildings - Deposits of small - Gas Station 	
Article 2. Activities prohibited	<ul style="list-style-type: none"> - Manufactures - Noisy and polluting activities - Breeding non-domestic pollutant. 	
Section 2	Terms of occupation of the plot	
Article 3. Access and Road	<p>3-1- To be constructible</p> <ul style="list-style-type: none"> - The plot should have direct access on the road (see Figure 3.1) - Or by a path of a width greater than or equal to 3 meters with the exception of existing paths arranged (see figure 3.2) - If access is less than 3 meters, it will be subject to the approval of the Local Committee. <p>3-2- All land-locked is unbuildable (see figure 3.3) unless the owner obtains a transition from a minimum width of 3 meters on the parcel located between path and field.</p> <p>In this case there are three types of agreements:</p> <ul style="list-style-type: none"> -Official passage right in writing from municipality to prove . -Purchase of a strip of land by a private from the owner of neighboring property, giving access to the road. - Creating a new route by municipality on the neighboring property giving access to the road. <p>3-3-Channels in deadlock should not exceed 50 m. They will allow a fire vehicle to turn back to their ends</p>	 <p style="text-align: center;">Figure 3.1</p>  <p style="text-align: center;">Figure 3.2</p>  <p style="text-align: center;">Figure 3.3</p>
Article 4. Service Networks	<p>To be buildable parcel should not be submersible and must be able be connected to networks under the responsibility of the municipality. these networks are:</p> <ul style="list-style-type: none"> - Distribution of water supply, - Distribution of electricity. - Sewage disposal, rain water drainage (water from runoff and from roof) <p>The distribution network should not pass through the neighboring plots (overhead or underground) except with permission of the owner.</p>	
Article 5. Characteristics of land	<p>5-1- All lanes, access roads or part of public domain are considered unbuildable land.</p>	

	<p>5-2- All rivers, natural streams and channels sanitation are considered part of public domain and are therefore not constructible for building.</p> <p>5-3- All rivers, natural flows, and wastewater canals located on land outside the public domain are subject to a access easement for maintenance and are therefore not constructible for building.</p> <p>5-4- The width of the parcel adjoining the road must be greater than or equal to 4 m. (see figure 5.1)</p>	 <p>Figure 5.1</p>
<p>Article 6. Implantation in relation to the road.</p>	<p>- The construction will be implanted, relative to the road, at a distance not less than 5 m. or aligned with the neighboring construction with a minimum of 3 m, relative to the road (see figure 6.1)</p>	 <p>Figure 6.1</p>
<p>Article 7. Implantation in relation to limits of the separative plot.</p>	<p>7.1- For habitat, the construction will be implanted in more than 1.5 m from the separative boundary (see figure 7.1)</p> <p>7.2- and over 3 m for public buildings or private establishments open to the public. (see figure 7.2)</p>	 <p>Figure 7.1</p>  <p>Figure 7.2</p>
<p>Article 8. Implantation of buildings (against each other on the same parcel)</p>	<p>- On the same parcel, the buildings will be spaced from each other at least 3 m. (see figure 8.1)</p>	 <p>Figure 8.1</p>
<p>Article 9. Footprint</p>	<p>9-1- The footprint may not exceed 70% of the plot (see figure 9.1)</p> <p>9-2- The maximum footprint for each building may not exceed 200 m² (with the exception of administrative buildings) (see figure 9.2)</p> <p>9-3- 50% open space construction will be reserved for green space, the rest of the</p>	 <p>Figure 9.1</p>

	land must allow the access, parking and maintenance of networks.	 <p>Figure 9.2</p>
<p>Article 10. Height maximum</p>	<p>10-1-The maximum height allowed is 15 m at the ridge The ridge structures can not exceed the altimetric height of 340 m from sea level (see Figure 10.1)</p> <p>10-2-This rule does not apply to religious buildings and public facilities (stadium, water tower ...)</p>	 <p>Figure 10.1</p>
<p>Article 11. Exterior aspects</p>	<p>11-1-VOLUMETRY</p> <ul style="list-style-type: none"> - Roof angles to be between 35-45 degrees. - The slopes of the roof should be symmetrical. (see Figure 11.1) - The roof "terrace" are not allowed. <p>11-2-MATERIALS</p> <p>11.2.1 Covers: clay tiles, cement tiles, fibro-cement, CPAC</p> <p>11.2. 2 Walls: all materials must be coated (except wood)</p> <p>11-3-COLOURS</p> <p>11.3.1- Color of roofing materials: red, orange</p> <p>11.3.2- Natural color for clay tile, cement tile,</p> <p>11.3.3- The colors of exterior coatings must be in the range of basic off-white, gray, yellow sand, light blue</p> <p>11-4- OPENINGS</p> <p style="text-align: center;">Not applicable</p> <p>11-5-PROJECTIONS</p> <p style="text-align: center;">Not applicable</p> <p>11-6-BILLBOARDS AND SIGNS</p> <p style="text-align: center;">Not applicable</p> <p>11-7-LIGHTING</p> <p style="text-align: center;">Not applicable</p> <p>11-8-FENCES AND GATES</p> <ul style="list-style-type: none"> -- Overall height of 1.70 m maximum. - Height limit of 0.70m for the basement masonry. Facade fences should be transparent (see Figure 11.2) 	 <p>Figure 11.1</p>  <p>Figure 11.2</p>

<p>Article 12. Parking</p>	<p>All buildings open to the public must establish a parking space with a minimum of 100m² for every 200m² of built floor area</p>	
<p>Article 13. Open space and plantings</p>	<p>- Tree cutting is prohibited except on the surface of the land necessary for construction, the ways and parking lots. A logging plan shall be shown on the site plan included in the permit application .</p>	
<p>Section 3</p>	<p>Condition of occupancy of land</p>	
<p>Article 14. Coefficient of land use</p>	<p>Not applicable</p>	
<p>Article 15. Exceeding the COS.</p>	<p>Not applicable</p>	

UC – Zone Around the Protected Area



UD – Zone of Urbanization

LOCATION OF ZONE:

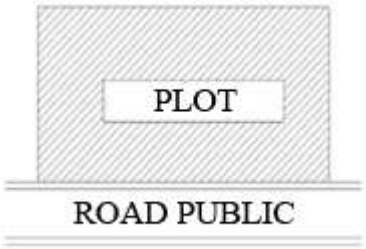
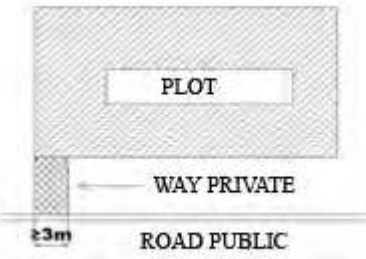
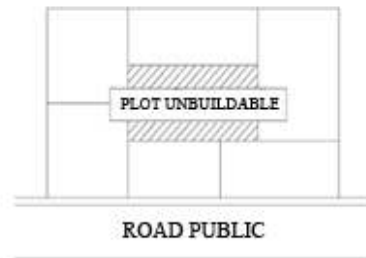
This zone is located at the periphery and includes the following villages: Naluang, Nasamphanh, Nasangveuy, Viengmai, Donekeo, Phoulekchaleun, Phouxangkham, Donekao, Donemai, Phonexay and villages of the Chompheth district; Mouangkham, Houayping and Sanok

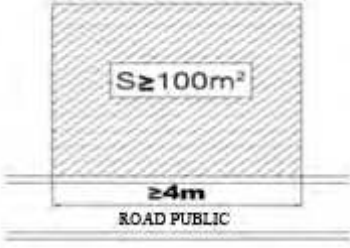

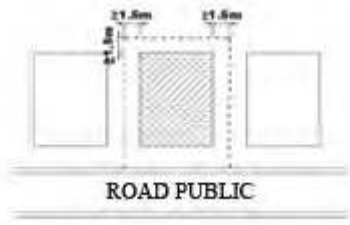
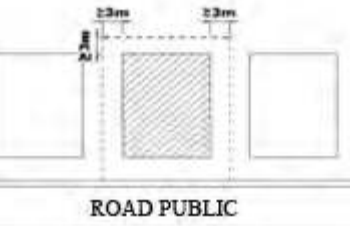
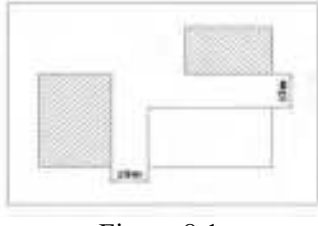

CHARACTER OF ZONE:



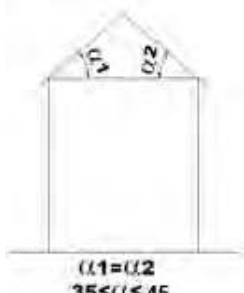
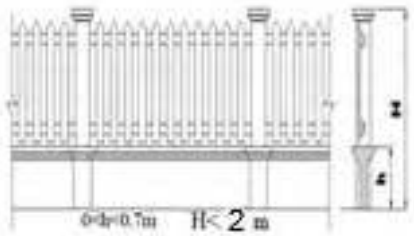
This zone possesses scattered settlements, it contains gardens for growing vegetables, services, administrative buildings, facilities for education and public health and small craft workshops.


FEATURE OF ZONE:

This zone is urbanized and authorizes the construction of housing and services within the urban settlement.

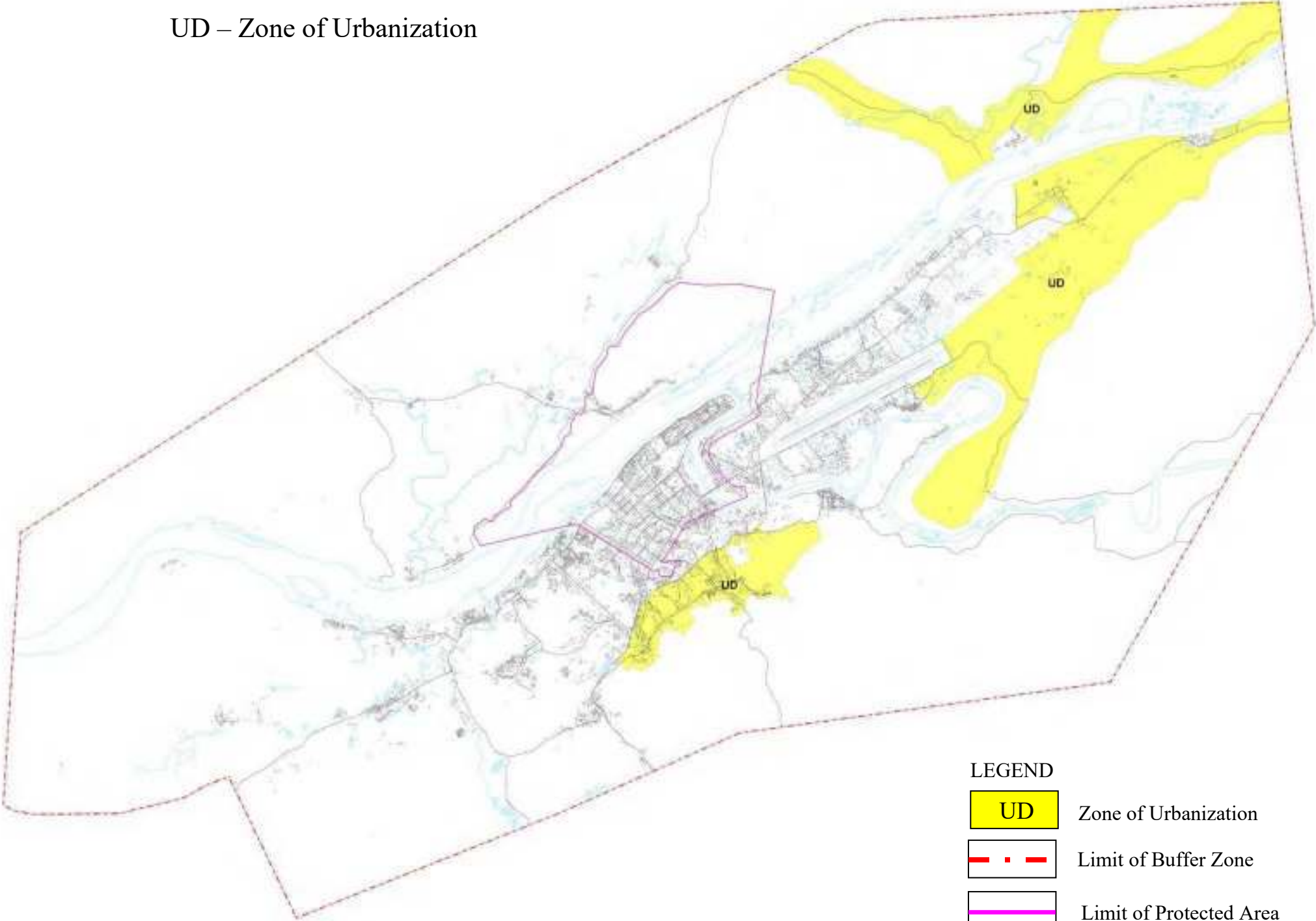
Section 1	Characteristics of the activities of the zone	
Article 1. Activities allowed	<ul style="list-style-type: none"> - Hotels (all hotels project over 50 rooms will be subject to the approval of the National Heritage Committee) - Habitat individual and collective - Service buildings (shops, handicrafts, repair shops not noisy or polluting) - Religious buildings - Public facilities (social-cultural, educational, health, recreation and sport) - Office buildings - Deposits of small - Gas Station 	
Article 2. Activities prohibited	<ul style="list-style-type: none"> - Manufactures - Noisy and polluting activities - Breeding non-domestic pollutant. 	
Section 2	Terms of occupation of the plot	
Article 3. Access and Road	<p>3-1- To be constructible</p> <ul style="list-style-type: none"> - The plot should have direct access on the road (see Figure 3.1) - Or by a path of a width greater than or equal to 3 meters with the exception of existing paths arranged (see figure 3.2) - If access is less than 3 meters, it will be subject to the approval of the Local Committee. <p>3-2- All land-locked is unbuildable (see figure 3.3) unless the owner obtains a transition from a minimum width of 3 meters on the parcel located between path and field.</p> <p>In this case there are three types of agreements:</p> <ul style="list-style-type: none"> -Official passage right in writing from municipality to prove . -Purchase of a strip of land by a private from the owner of neighboring property, giving access to the road. - Creating a new route by municipality on the neighboring property giving access to the road. <p>3-3-Channels in deadlock should not exceed 50 m. They will allow a fire vehicle to turn back to their ends</p>	 <p style="text-align: center;">Figure 3.1</p>  <p style="text-align: center;">Figure 3.2</p>  <p style="text-align: center;">Schéma 3.3</p>
Article 4. Service Networks	<p>To be buildable parcel should not be submersible and must be able be connected to networks under the responsibility of the municipality. these networks are:</p> <ul style="list-style-type: none"> - Distribution of water supply, - Distribution of electricity. - Sewage disposal, rain water drainage (water from runoff and from roof) <p>The distribution network should not pass through the neighboring plots (overhead or underground) except with permission of the owner.</p>	
Article 5. Characteristics of land	<p>5-1- All lanes, access roads or part of public domain are considered unbuildable land.</p>	

	<p>5-2- All rivers, natural streams and channels sanitation are considered part of public domain and are therefore not constructible for building.</p> <p>5-3- All rivers, natural flows, and wastewater canals located on land outside the public domain are subject to a access easement for maintenance and are therefore not constructible for building.</p> <p>5-4- The width of the parcel adjoining the road must be greater than or equal to 4 m. (see figure 5.1)</p>	 <p style="text-align: center;">Figure 5.1</p>
<p>Article 6. Implantation in relation to the road.</p>	<p>- The construction will be implanted, relative to the road, at a distance not less than 5 m. or aligned with the neighboring construction with a minimum of 3 m, relative to the road (see figure 6.1)</p>	 <p style="text-align: center;">Figure 6.1</p>
<p>Article 7. Implantation in relation to limits of the separative plot.</p>	<p>7.1- For habitat, the construction will be implanted in more than 1.5 m from the separative boundary (see figure 7.1)</p> <p>7.2- and over 3 m for public buildings or private establishments open to the public. (see figure 7.2)</p>	 <p style="text-align: center;">Figure 7.1</p>  <p style="text-align: center;">Figure 7.2</p>
<p>Article 8. Implantation of buildings (against each other on the same parcel)</p>	<p>- On the same parcel, the buildings will be spaced from each other at least 3 m. (see figure 8.1)</p>	 <p style="text-align: center;">Figure 8.1</p>
<p>Article 9. Footprint</p>	<p>9-1- The footprint may not exceed 70% of the plot (see figure 9.1)</p> <p>9-2- The maximum footprint for each building may not exceed 300 m² (with the exception of administrative buildings) (see figure 9.2)</p> <p>9-3- 50% open space construction will be</p>	 <p style="text-align: center;">Figure 9.1</p>



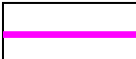
	reserved for green space, the rest of the land must allow the access, parking and maintenance of networks.	 <p>Figure 9.2</p>
Article 10. Height maximum	10-1- The maximum height allowed is 20 m at the ridge The ridge structures can not exceed the altimetric height of 340 m from sea level (see Figure 10.1) 10-2- This rule does not apply to religious buildings and public facilities (stadium, water tower ...)	 <p>Figure 10.1</p>
Article 11. Exterior aspects	<p>11-1-VOLUMETRY</p> <ul style="list-style-type: none"> - Roof angles to be between 35-45 degrees. - The slopes of the roof should be symmetrical. (see Figure 11.1) - The roof "terrace" are not allowed. <p>11-2-MATERIALS</p> <p>11.2.-1 Roofing materials : Not applicable 11.2.-2- Walls: Not applicable</p> <p>11-3-COLOURS</p> <p>11.3.1- Color of roofing materials: Not applicable 11.3.3- Color of exterior coating : Not applicable</p> <p>11-4- OPENINGS</p> <p style="text-align: center;">Not applicable</p> <p>11-5-PROJECTIONS</p> <p style="text-align: center;">Not applicable</p> <p>11-6-BILLBOARDS AND SIGNS</p> <p style="text-align: center;">Not applicable</p> <p>11-7-LIGHTING</p> <p style="text-align: center;">Not applicable</p> <p>11-8-FENCES AND GATES</p> <ul style="list-style-type: none"> - Overall height of 2.0 m maximum. - Height limit of 0.70m for the basement masonry. Facade fences should be transparent (see Figure 11.2) 	 <p>Figure 11.1</p>  <p>Figure 11.2</p>
article 12. Parking	All buildings open to the public must establish a parking space with a minimum of 100m ² for every 200m ² of built floor area	

<p>Article 13. Open space and plantings</p>	<p>- Tree cutting is prohibited except on the surface of the land necessary for construction, the ways and parking lots. A logging plan shall be shown on the site plan included in the permit application .</p>	
<p>Section 3</p>	<p>Condition of occupancy of land</p>	
<p>Article 14. Coefficient of land use</p>	<p>Not applicable</p>	
<p>Article 15. Exceeding the COS</p>	<p>Not applicable</p>	

UD – Zone of Urbanization



LEGEND

	Zone of Urbanization
	Limit of Buffer Zone
	Limit of Protected Area

UG – Zone of Golf

LOCATION OF ZONE:

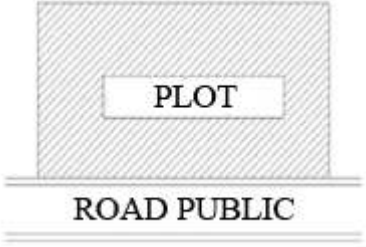
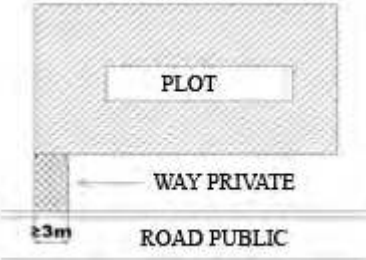
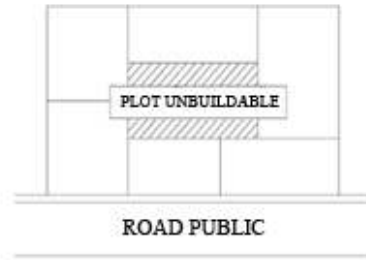
This zone is located between the Mekong and the road leading to the Kangxi waterfalls. It includes the following villages: Houayphai, Phonexay, Pongwan.

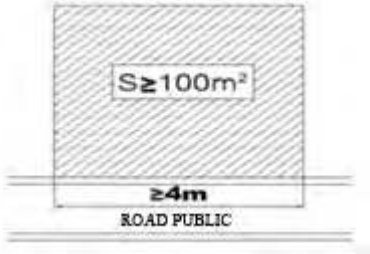
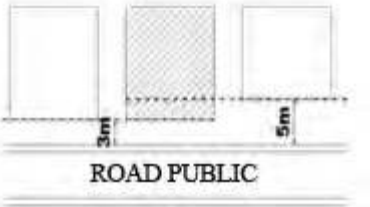

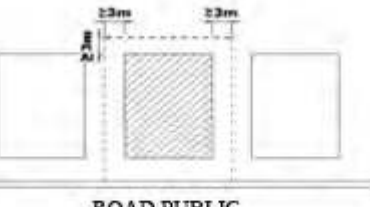
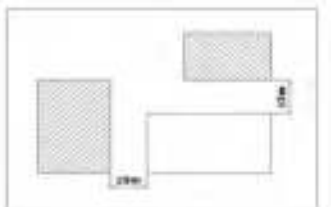

CHARACTER OF ZONE:


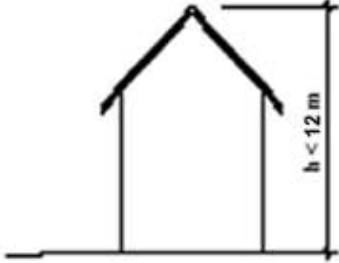
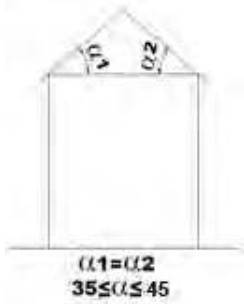
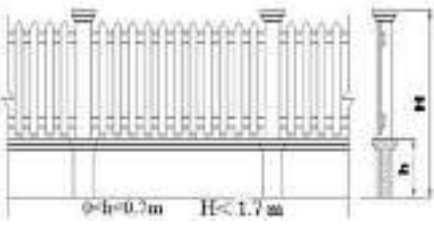
This zone is located along the banks of the Mekong, it has mountains and forests, gardens for growing vegetables and a golf course.


FEATURE OF ZONE:

This zone is characterized by the activities of the golf course, the guesthouse, resorts and remarkable views of nature

Section 1	Characteristics of the activities of the zone	
Article 1. Activities allowed	<ul style="list-style-type: none"> - Hotels and Resorts, (any proposed hotel over 50 rooms will be subject to the approval of the National Heritage Committee) - Buildings Service - Sports and Recreation Facilities 	
Article 2. Activities prohibited	<ul style="list-style-type: none"> - Manufactures - Noisy and polluting activities - Breeding non-domestic pollutant. 	
Section 2	Terms of occupation of the plot	
Article 3. Access and Road	<p>3-1- To be constructible</p> <ul style="list-style-type: none"> - The plot should have direct access on the road (see Figure 3.1) - Or by a path of a width greater than or equal to 3 meters with the exception of existing paths arranged (see figure 3.2) - If access is less than 3 meters, it will be subject to the approval of the Local Committee. <p>3-2- All land-locked is unbuildable (see figure 3.3) unless the owner obtains a transition from a minimum width of 3 meters on the parcel located between path and field.</p> <p>In this case there are three types of agreements:</p> <ul style="list-style-type: none"> -Official passage right in writing from municipality to prove . -Purchase of a strip of land by a private from the owner of neighboring property, giving access to the road. - Creating a new route by municipality on the neighboring property giving access to the road. <p>3-3-Channels in deadlock should not exceed 50 m. They will allow a fire vehicle to turn back to their ends</p>	 <p style="text-align: center;">Figure 3.1</p>  <p style="text-align: center;">Figure 3.2</p>  <p style="text-align: center;">Figure 3.3</p>
Article 4. Service Networks	<p>To be buildable parcel should not be submersible and must be able be connected to networks under the responsibility of the municipality. these networks are:</p> <ul style="list-style-type: none"> - Distribution of water supply, - Distribution of electricity. - Sewage disposal, rain water drainage (water from runoff and from roof) <p>The distribution network should not pass through the neighboring plots (overhead or underground) except with permission of the owner.</p>	
Article 5. Characteristics of land	<p>5-1- All lanes, access roads or part of public domain are considered unbuildable land.</p> <p>5-2- All rivers, natural streams and channels sanitation are considered part of public domain and are therefore not constructible for building.</p> <p>5-3- All rivers, natural flows, and wastewater canals located on land outside</p>	

	<p>the public domain are subject to a access easement for maintenance and are therefore not constructible for building.</p> <p>5-4- The width of the parcel adjoining the road must be greater than or equal to 4 m. (see figure 5.1)</p>	 <p>Figure 5.1</p>
<p>Article 6. Implantation in relation to the road.</p>	<p>- The construction will be implanted, relative to the road, at a distance not less than 5 m. or aligned with the neighboring construction with a minimum of 3 m, relative to the road (see figure 6.1)</p>	 <p>Figure 6.1</p>
<p>Article 7. Implantation in relation to limits of the separative plot.</p>	<p>7.1- For habitat, the construction will be implanted in more than 1.5 m from the separative boundary (see figure 7.1)</p> <p>7.2- and over 3 m for public buildings or private establishments open to the public. (see figure 7.2)</p>	 <p>Figure 7.1</p>  <p>Figure 7.2</p>
<p>Article 8. Implantation of buildings (against each other on the same parcel)</p>	<p>- On the same parcel, the buildings will be spaced from each other at least 3 m. (see figure 8.1)</p>	 <p>Figure 8.1</p>
<p>Article 9. Footprint</p>	<p>9-1- The footprint may not exceed 5% of the plot (see figure 9.1)</p> <p>9-2- The maximum footprint for each building may not exceed 120 m² (with the exception of administrative buildings) (see figure 9.2)</p> <p>9-3- 95% open space construction will be reserved for green space, the rest of the land must allow the access, parking and maintenance of networks.</p>	 <p>Figure 9.1</p>

		 <p>Figure 9.2</p>
<p>Article 10. Height maximum</p>	<p>10-1-La hauteur maximum autorisée est de 12 m au faitage Le faitage des constructions ne pourra dépasser la cote altimétrique de 340m à partir du niveau de la mer (voir schéma 10.1)</p> <p>10-2-Cette règle ne s'applique pas aux constructions religieuses et aux équipements publics (stade, château d'eau ...)</p>	 <p>Figure 10.1</p>
<p>Article 11. Exterior aspects</p>	<p>11-1-VOLUMETRY</p> <ul style="list-style-type: none"> - Roof angles to be between 35-45 degrees. - The slopes of the roof should be symmetrical. (see Figure 11.1) - The roof "terrace" are not allowed. <p>11-2-MATERIALS</p> <p>11.2.1 Covers: clay tiles, cement tiles, fibro-cement, CPAC 11.2. 2 Walls: all materials must be coated (except wood)</p> <p>11-3-COLOURS</p> <p>11.3.1- Color of roofing materials: red, orange 11.3.2- Natural color for clay tile, cement tile, 11.3.3- The colors of exterior coatings must be in the range of basic off-white, gray, yellow sand, light blue</p> <p>11-4- OPENINGS</p> <p style="text-align: center;">Not applicable</p> <p>11-5-PROJECTIONS</p> <p style="text-align: center;">Not applicable</p> <p>11-6-BILLBOARDS AND SIGNS</p> <p style="text-align: center;">Not applicable</p> <p>11-7-LIGHTING</p> <p style="text-align: center;">Not applicable</p> <p>11-8-FENCES AND GATES</p> <ul style="list-style-type: none"> - Overall height of 1.70 m maximum. - Height limit of 0.70m for the basement masonry. Facade fences should be transparent (see Figure 11.2) 	 <p>Figure 11.1</p>  <p>Figure 11.2</p>
<p>Article 12. Parking</p>	<p>All buildings open to the public must establish a parking space with a minimum of 100m² for every 200m² of built floor area</p>	

<p>Article 13. Open space and plantings</p>	<p>- Tree cutting is prohibited except on the surface of the land necessary for construction, the ways and parking lots. A logging plan shall be shown on the site plan included in the permit application .</p>	
<p>Section 3</p>	<p>Condition of occupancy of land</p>	
<p>Article 14. Coefficient of land use</p>	<p>Not applicable</p>	
<p>Article 15. Exceeding the COS.</p>	<p>Not applicable</p>	

UG – Zone of Golf

