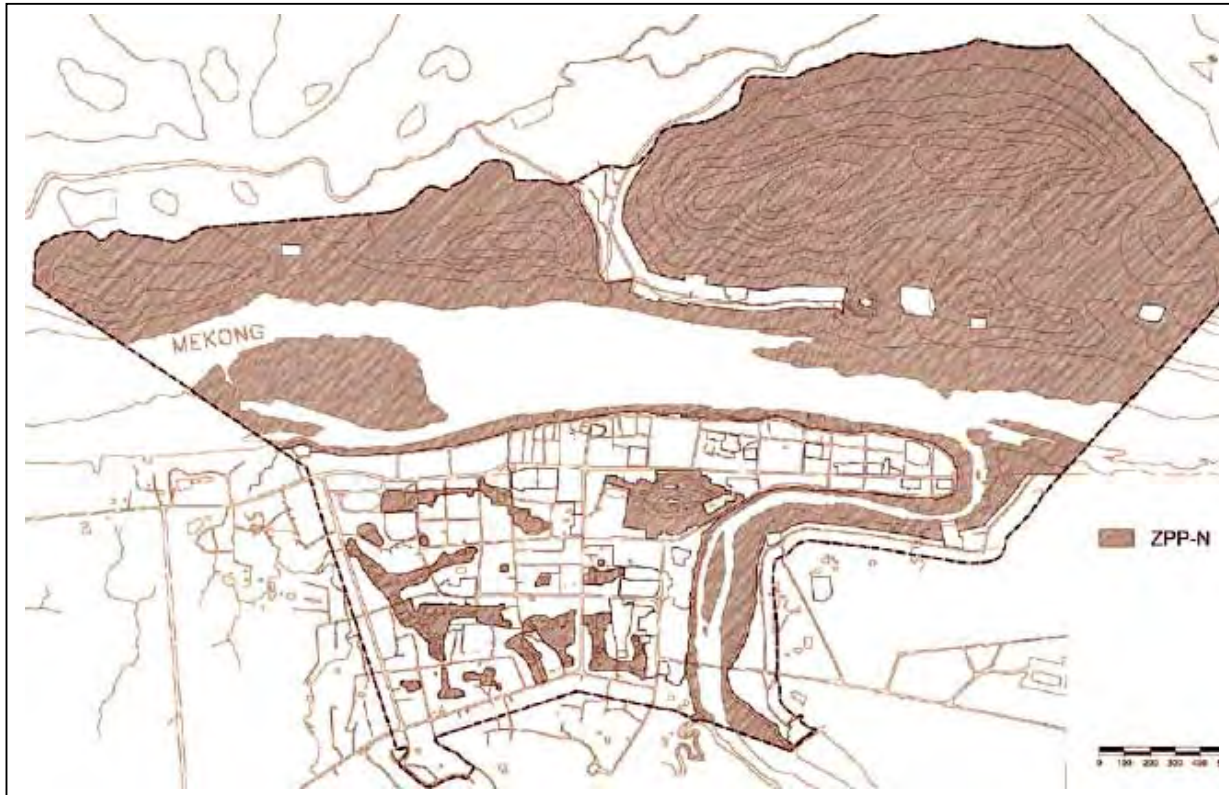


ZPP – N

NATURAL AND LANDSCAPE ZONE



ZPP- N**ZPP – N: NATURAL AND LANDSCAPE AREA**SITUATION OF ZPP – N (NATURAL AND LANDSCAPE ZONE):

The ZPP–N is divided into four entities: a natural forest zone formed by two hills situated on the right bank of Mekong river in the territory of Village Xiang Maen, an area of wetlands (formed by some 180 ponds situated between Ban That Luang and Ban Vissoon) and a zone corresponding to plots of land bordering Nam Khane and Mekong (banks and joined plots), a zone corresponding to coverage of Mount Phousi.

PROTECTION OF THE ZPP-N (NATURAL AND LANDSCAPE ZONE):

Revision of Regulatory Urban: The Heritage Preservation and Development Master Plan (P.S.M.V) is established in the Heritage Protection Zone (ZPP). This PSMV applies to different areas and notably to ZPP-N. This revision of the Urban Regulation concerns the drawing of perimeter and regulatory provisions relating specifically to the ZPP-N.

CHARACTER OF THE ZPP-N (NATURAL AND LANDSCAPE ZONE):

The ZPP-N had been limited in order to protect and develop wetlands, banks of Mekong and Nam Khane rivers and forested hills on the right bank of Mekong. This package constitutes in fact a principal component of inscription of the site to the list of World Heritage.

Wetlands represent a network of ponds dug by the population. Their owners use them as gardens by raising of fishes and planting of vegetables. They are supplied through a connection to the entirety of streaming of watershed area. Vegetation associated to this complex hydro-system creates a really green stream in the heart of the town.

Beside socio-economic and landscape aspects, wetlands play an important role in management of waters of the town as office of retention basin, limiting floods during rainy season and allowing self-purification of waters discharged from the town due to food chain present in those ponds.

Banks areas form an entirety highly vegetal in the limits of the town. Nam Khane banks as well as the right bank of Mekong are sites for agricultural activities of family type. This small agriculture essentially market produce signaled already by August Pavie at the end of XIX century, is implemented in the zones of alluvial deposit since the beginning of the drop in the water level (September) and until the end of dry season (June). The left bank of Mekong is confined to commercial activity by intermediary of fluvial traffic allowing transport of goods and passengers.

The natural forested zone, which covers hills on the right bank of Mekong, forms a vegetal case where integrity is primordial for integration of the site. Those hills receive some religious establishments having played important historic role. These hills themselves are support of local legends relating the mythic origin of the town.

Zone of Mount Phousi is constituted by forested hill situated in the center of the town. Symbolic dimension of Mount Phousi is underlined by religious establishments set up on its slopes and by the stupa which crowns it.

PARTICULARITIES OF THE ZPP-N (NATURAL AND LANDSCAPE ZONE):

Prescriptions regarding this area aims to guarantee its natural characteristics and its integrity by preserving vegetal cover, by proposing management of discharge of waste water through control of sanitation installations for granting of construction license. Protection of this area passes also through quality control of architecture to be developed in wetlands.

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PROVISIONS OF THE HERITAGE PRESERVATION AND DEVELOPMENT MASTER PLAN (P.S.M.V) SPECIFIC TO ZPP-N: NATURAL AND LANDSCAPE ZONE	
TITLE 1	Graphic Documents of the ZPP-N
SECTION 1	Scope of prescriptions of the legend of the Graphic Document
Article 1 Zoning of the Area	<p>ZPP-N area composes:</p> <ul style="list-style-type: none"> - Natural and forested zones; - Wetlands; - Zones of river banks; - Zone of Mount Phousi. <p>Perimeters of ZPP-N are identified on the Plan of ZPP-N at the scale 1/2000 (Graphic Document).</p> <p>Remark: Nam Khane and Mekong beds form part of Zone of river banks.</p>
Article 2 General prescriptions concerning zones of the Area	<p>2-1- Scope of prescriptions on Natural forested zones</p> <p>Natural and forested zones correspond in the perimeter of the Heritage Protection Zone to hills of the right bank of the Mekong. They will be conserved in original state.</p> <p>Existing constructions can be conserved and restored or improved. However, volume of buildings can not be modified, except roofing where its slope can be increased. Although in the frame work of some activities settlement of small buildings constructed exclusively with perishable materials (softwood, bamboo, straw) whose coverage on the ground will not exceed 20 m² and with a COS less than 0.05 for the whole plots belonging to the same owner will be authorized.</p> <p>2.2. Scope of prescriptions on wetlands</p> <p>Wetlands are defined in the perimeter on the ZPP-N by several networks of ponds pouring into the Mekong through Nam Khane.</p> <p>These zones can be constructed only with use of light materials following traditional techniques (softwood, bamboo, straw) except eventual part laying underwater of supports and by taking into account of the flooding degree of the plots and under reserve of installation of a drainage system.</p> <p>Ponds and marshy plots inscribed in the perimeter will be strictly conserved. Particular attention will be paid also to the unity formed by Wetlands both in geographic and hydraulic point of view.</p> <p>In case of intentional or accidental refill they can be re-dug by conserving placement and original volume.</p> <p>2-3- Scope of prescriptions on Zones of river banks</p> <p>Zones of river banks are defined:</p> <ul style="list-style-type: none"> - On the right bank of Nam Khane by a band indicated on the Plan of ZPP at the scale of 1/5000 (Plan for zoning) and the Plan of the ZPP at the scale 1/2000 (Graphic Document). - On the peninsula and the right bank of Mekong by a band indicated on the Plan of ZPP at the scale of 1/5000 (Plan for zoning) and the Plan of the ZPP at the scale 1/2000 (Graphic Document).

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	<p>Zones of banks outside Reserved locations are considered as can not be constructed. However, equipment linked with fluvial activities can be implemented under reserve of a technical study justifying absolute necessity of its implementation. Existing stairs and existing banks protection can be conserved and restored or improved. By derogation, provisory installations (duration limited to 2 months) can be set up on Mekong islands under express condition that they are constructed with light materials following traditional techniques (softwood, bamboo, straw).</p> <p>2-4- Scope of prescriptions on Zones of Mount Phousi</p> <p>Zone of Mount Phousi corresponds to the hill situated on the right bank of Name Khane. Its limits are indicated by boundary of public domain set up by local authorities.</p> <p>By nature it will be conserved in original state.</p> <p>Existing buildings: Existing constructions can be conserved and restored or improved. However, volume of existing buildings can not be modified, except the roofing where its slope can be increased. Restoration or improvement works will be submitted to consent of La Maison du Patrimoine.</p> <p>Archeological explorations: Archeological explorations are authorized under reserve of obtaining of administrative authorization. Once the searches are terminated, the appearance of the land will be re-established to its original state. However in case of finding archeological deposit or remarkable ruins improvement works could be carried out in condition that their visible impact on the site is limited.</p>	
<p>Article 3</p> <p>Scope of prescriptions on buildings</p>	<p>1. Buildings present in the ZPP-N</p> <p>Rehabilitation of existing buildings is submitted to the respect of architectural prescriptions in respect of their own typology or intended to attenuate their negative impact in the urban landscape.</p> <p>2. Buildings not included in the inventory of P.S.M.V.</p> <p>Without object</p> <p>3. Archeological vestiges:</p> <p>Destruction of archeological vestiges is strictly prohibited. Restoration or improvement works to be determined case by case on consent of services of La Maison du Patrimoine.</p>	
<p>Article 4:</p> <p>Scope of prescription on public domain</p>	<p>Road system: Enlargement of the coverage of existing carriage or pedestrian way is prohibited. Transformation of pedestrian ways into carriage ways is prohibited. Creation of new carriage ways can be done under reserve of : - a technical study justifying absolute necessity of its implementation;</p>	

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	<ul style="list-style-type: none"> - Landscape integration study; - Having roadway width less than or equal to 3 m; - Not to overpass the space where creation of new ways is strictly prohibited (respect of indications listed in the Plan of ZPP at the scale 1/2000 (Graphic Document). <p>Road system works should respect recommendations mentioned in the Fascicle n° 6: System of roads, of the Recommendation notebook and the Technical Notebook n°1: System of roads.</p> <p>Plantations: Works concerned with plantations to be implemented should respect principles mentioned in the Fascicle n° 5: Fences & Vegetation, of Recommendation Notebook.</p>	
<p>Article 5 Scope of prescriptions on spaces, which can not be developed</p>	<p>Those spaces, which can not be developed will be by nature conserved in original state.</p> <p>Existing buildings: Existing constructions could be conserved and restored or improved. However volume of existing buildings can not be modified, except roofing where the slope can be increased. Restoration or improvement works will be submitted to consent of services of La Maison du Patrimoine.</p> <p>Constructions, works or warehouses: New constructions, works or warehouse of any nature are not authorized.</p> <p>Vegetation: In case of accidental or malevolent felling, cut down trees must be replaced by other trees of the same specie. Decaying trees can be cut down and replaced by other trees of the same specie.</p> <p>Archeological explorations: Archeological explorations are authorized under reserve of obtaining of administrative authorization. Once the searches are terminated, the appearance of the land will be re-established to its original state. However in case of finding archeological deposit or remarkable ruins improvement works could be carried out in condition that their visible impact on the site is limited.</p>	
<p>Article 6 Drainage</p>	<p>Particular attention will be paid to cleansing of existing constructions. It must be compatible with good functioning of natural and landscape zones.</p>	
<p>Article 7 Conditions for construction possibility</p>	<p><i>Without object</i></p>	
<p>Article 8 Perimeter of protection and prospect</p>	<p>A zone of protection is established around the enclosure of temples. This protection zone will be composed of:</p> <ul style="list-style-type: none"> - A protection perimeter not allowed for construction extending on 3 meters from the external limit of the enclosure of the temple; 	






ZPP- N



	<ul style="list-style-type: none"> - A “prospect” defined as follow against the ground level within the enclosure of the temple; - In the zone P1 extending on 4.5 m from the limit of the protection perimeter, the height of all parts of new construction must be less than or equal to the distance separating it from the enclosure. - In the zone P2, extending from over there, the height of walls (without pinion) of a new construction must be less than or equal to the distance separating it from the enclosure. <p style="text-align: right;">(See diagram 8-1)</p>	<p style="text-align: center;">Diagram 8 - 1</p>
<p>Section 2</p>	<p>List of particular architectural prescriptions and content of prescriptions</p>	
	<p>Without object</p>	
<p>Section 3</p>	<p>List of spaces submitted to Particular Prescriptions and content of prescriptions</p>	
	<ol style="list-style-type: none"> 1- Spaces where creation or enlargement of ways is strictly prohibited. 2- Spaces where creation or enlargement of ways is strictly prohibited 3- Preservation of portion of old wall: destruction prohibited. 4- Old ponds before being re-dug 5- Space where pool should be dug. 	<p style="text-align: center;">Reference on Regulatory documents</p>
<p>Section 4</p>	<p>List of Reserved locations</p>	
	<p>Diverse improvements:</p> <ol style="list-style-type: none"> 1- Locations reserved for construction of footbridge, which can be disassembled, in light materials (wood, bamboo). 2- Locations reserved for construction of footbridge, which can be disassembled, in light materials (wood, bamboo). 3- Reserved locations for accommodating restoration activities (improvement or replacement following a Lao model without modification of the coverage area on the ground and setting up of light improvement with perishable materials). 4- Locations reserved for setting up of gardens 5- Reserved locations for accommodating restoration activities. Construction of shelters of light structure without walls can be authorized (These shelters should be constructed with perishable materials (wood, bamboo, straw) except eventually part of supports laying under-water. Width of those shelters girder can not exceed 2.30 m). 	<p style="text-align: center;">Reference on Regulatory documents</p>
<p>Section 5</p>	<p>List of plantations to be implemented</p>	
	<p>Without object</p>	


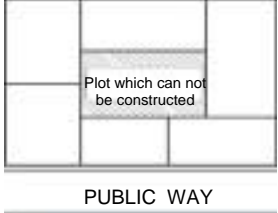
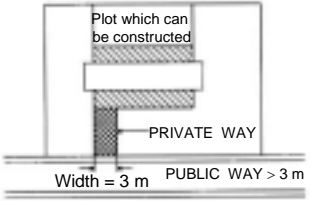
ZPP- N



TITLE II	Regulation of the ZPP-N	
SECTION 1	Characteristics of activities of the zone	
Article 1 Activities admitted	<p>Natural forested zones: - Exclusively agricultural and market gardening activities.</p> <p>Wetlands: - Agricultural and market gardening activities. - Small hotels possible with light materials (wood, bamboo, straw), with a maximal capacity of four rooms per unit and under condition of adapted drainage.</p> <p>Zones of banks: - Small familial agricultural activity and restaurant activity in locations reserved for this activity.</p> <p>Zones of Mount Phousi: - Activities related to Buddhist religion.</p>	
Article 2 Activities prohibited	<ul style="list-style-type: none"> - Noisy or polluting activities (atelier for reparation of vehicles, discotheques, fuel stations); - Hotels with more than four rooms (existing hotels are not concerned by this prohibition); - Manufactures; - Workshops with more than 50 m²; - Trades with an area more than 50 m² and warehouses; - Industrial raising of poultry and pigs (raise of less than 50 heads of poultry and 3 pigs can be tolerated under condition they do not cause nuisance to the neighborhood). - Parking in public domain (from eight a.m. to seven p.m.) of all motorized vehicles, except bicycles and “tucs-tucs”; - Parking in private land of trucks, buses and vehicles of public transport with capacity more than fourteen seats. - Circulation prohibited for trucks more than 3.5 tons, buses and vehicles of public transport with a capacity more than fourteen seats. In order to allow deliveries, service of port and construction works, circulation of trucks more than 3.5 tons could be authorized by derogation, upon conditions defined by the administration. - Advertisement exploitation of panels, streamers and other installations is prohibited. (This prohibition does not concern those public informative panels and temporary installations of less than seven days. 	   
SECTION 2	Conditions of occupation of the plot for wetlands only	
Article 3 Access and system of roads	<p>3-1. A plot can be constructed if it is:</p> <ul style="list-style-type: none"> - Connected to a public road; <p>(See diagram 3-1)</p> <ul style="list-style-type: none"> - Linked to a public road by an existing private passage, which it can use by duly established right. <p>(See diagram 3-2)</p>	 <p style="text-align: center;">Diagram 3 - 1</p>


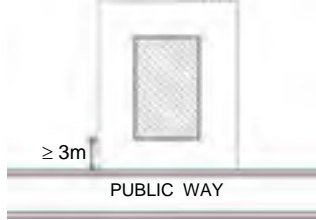
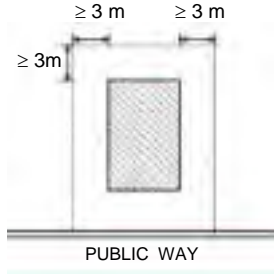
ZPP- N



	<p>3-2- all enclosed plots can not be constructed unless its owner has obtained passage possibility on the plots separating it from public roads, in respect of rules mentioned in paragraph 3-3. Three cases can be envisaged:</p> <ul style="list-style-type: none"> - Obtaining of an official passage right and a copy of its certificate will be deposited to the services of district and of equipment. - Buying, by the owner of enclosed plot, of a band of land, linking it to public way, in conformity to article 61 of the land law. - Creation of a new public road by authorities rending the plot not enclosed. <p style="text-align: right;"><i>(See diagram 3-3 and 3-4)</i></p> <p>3-3- All private passage created in order to make a plot not enclosed, will be of 3 m large if the width of the roadway of the public road to reach is more than 3 m. If the width of the roadway of the public road to reach (alley) is less than 3 m, the private passage will have the same width as the public road.</p> <p>Existing improved private roads to which will be granted a new passage right will not be concerned by this rule. Creation of private passage with more than 3 m large is strictly prohibited.</p> <p style="text-align: right;"><i>(See diagram 3-4)</i></p>	 <p style="text-align: center;">Diagram 3 – 2</p>  <p style="text-align: center;">Diagram 3 – 3</p>  <p style="text-align: center;">Diagram 3 – 4</p>
<p>Article 4</p> <p>Service by networks</p>	<p>4-1- To be allowed for construction a plot should be able to be connected to networks under responsibility of competent authorities. Those networks are:</p> <ul style="list-style-type: none"> - Water supply network; - Electricity network; - Network for evacuation of rain waters (stream and roof water); - Network for evacuation of wasted water. However without existing drainage network the plot could be declared as can be constructed only if individual drainage device allowing purification of effluents can be set up. This will be conformed to the Fascicle n° 7: Drainage, of the Recommendation Notebook. Devices, which do not treat effluents such as infiltration wells will not be tolerated. <p>4-2- Conditions for connections:</p> <ul style="list-style-type: none"> - Networks, aerial or underground can cross neighboring plots only after receiving agreement of their owners, in respect of provisions foreseen in the article 61 of the land law. - Connection to the existing network for evacuation of waste water, is authorized under conditions that its evacuation capacity is sufficient to absorb new rejects. - Interruption of the existing network for evacuation of rainwater is prohibited. - Canalization of networks for water supply in any case must not be apparent. - Cables for electricity alimentation and those of telephone network will be masked as much as possible (underground connection is recommended) 	

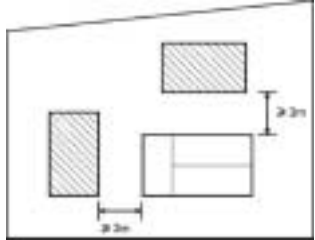
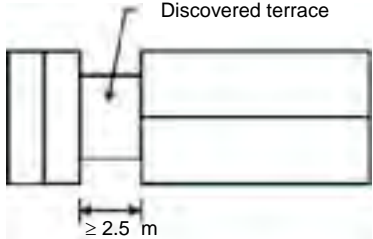
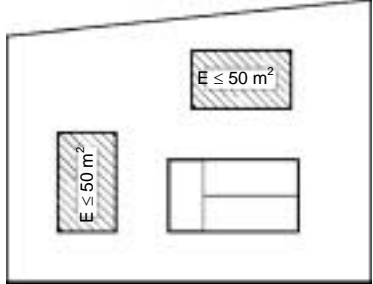


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	<p>- Works concerning networks must respect recommendations mentioned in the Technical Notebook n° 2: Cleansing and drainage and the Technical Notebook n° 3: Electricity and telephone.</p>	
<p>Article 5 Characteristic s of plots</p>	<p>5-1- Flooded plot. In particular case of wet zones, construction of Lao traditional buildings on stilts rendering the building out of reach of water in case of flood (flood level of the year 1996) can be tolerated under condition of conformed drainage. These buildings should be obligatorily constructed with perishable materials (wood, bamboo, straw), except the part laying under water.</p> <p>5-2- To be allowed for construction, a plot must not be indicated as can not be constructed on the graphic document of P.S.M.V.</p> <p>5-3- To be allowed for construction, a non built plot must have a minimal width of 15 m and a minimum area of 500 m2. <i>(See diagram 5-1)</i></p> <p>5-4- All roads, ways or access composing public domain are considered as can not be constructed plots. Continuous existence of an alley since more than twenty years on a plot, creates on its concerned part the passage right rendering it can not be constructed.</p> <p>5-5- All waterways, natural discharge and drainage canals are considered as component of public domain and thus can not be constructed. Their characteristics (size, slope, location) can not be modified without study specifying the reasons of modification of the existing situation.</p> <p>5-6- All waterways, natural discharge and drainage canals crossing private plot are subject of an access service aimed to allow their maintenance.</p>	 <p>Lao traditional house on stilts</p> <p>Diagram 5 - 1</p>
<p>Article 6 Settlement of buildings against roads</p>	<p>6-1- Building must be settled back from the limit of the coverage public road for at least 3 meters. <i>(See diagram 6-1)</i></p>	 <p>Diagram 6 - 1</p>
<p>Article 7 Settlement of buildings against separating limits</p>	<p>7-1- Building must be settled at more than 3 meters from separating limits. <i>(See diagram 7-1)</i></p>	 <p>Diagram 7 - 1</p>

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<p>Article 8</p> <p>Settlement of constructions on the same plot</p>	<p>8-1- On the same plot, independent buildings should be spaced from each other at least 3 meters (See diagram 8-1)</p> <p>8-2- Buildings linked by discovered terrace must be spaced from each other at least 2.5 meters. (See diagram 8-2)</p>	 <p>Diagram 8 – 1</p>  <p>Diagram 8 – 2</p>
<p>Article 9</p> <p>Coverage on the ground</p>	<p>9-1- All new construction can not have more than 50 m² of coverage on the ground per building. (See diagram 9-1)</p> <p>9-2- Coverage on the ground of buildings must not exceed 10% of the plot area. (See diagram 9-2)</p>	 <p>Diagram 9 - 1</p>
<p>Article 10</p> <p>Maximum height</p>	<p>10-1- Number of floors authorized: one floor on open stilts. (See diagram 10-1)</p> <p>10-2- Maximum heights authorized for facades are as follow (Measured at the foot of the façade, the height authorized is that of facade without pinion);</p> <p>If the building is situated on solid ground the highest facade of the building can have a maximum height of 5.5 m. (See diagram 10-2)</p> <p>If the building is situated in a pond or marsh, facades of the building can have a maximum height of 3.5 meters comparing to the highest level of flooded water. (See diagram 10-3)</p>	 <p>Diagram 10 – 1</p>  <p>Diagram 10 -2</p>

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		<p style="text-align: center;">Diagram 10 - 3</p>
<p>Article 11</p> <p>External appearance</p>	<p>Any new building will be constructed by respecting characteristics of Lao traditional architecture of the region of Luang Prabang.</p> <p>11-1- Volumetry Volumetry of a new building will be studied in order to respect usual proportions of Architectural Model chosen. Width of girder of houses and shelters will be obligatorily between 2.2 m in minimum and 3 m in maximum. <i>(See diagram 11-1)</i></p> <p>Slope of roofing of new building will be established in order to respect usual slopes (between 35 and 60 degrees) of the architectural type chosen. Slopes of principal roofing of new construction must be symmetric. <i>(See diagram 11-2)</i></p> <p>In case of rehabilitation of existing building the slope of roofing can be modified in order to respect usual slopes of the architectural type of concerned building.</p> <p>Ridge sheathing of building will be in parallel with the bed of the waterway, except in case of impossibility due to the shape of the plot. <i>(See diagram 11-3)</i></p> <p>Roofing “ Terrace” is prohibited.</p> <p>11-2 Shutters Shutters of new building will be drawn in respect of proportions and details of carpentry of the architectural model chosen. In general shutters must be higher than large and be in rectangular form.</p> <p>11-3 Materials Traditional materials, locally made or imported, must be used in priority. Different construction materials will be produced in conformity with traditional methods (Fascicle n° 2: Architectural details, and Fascicle n° 3: Production of materials of the Recommendation Notebook).</p> <p>Covers: - Prescriptions concerning new buildings New building must be obligatorily constructed in bamboo or in wood and must be covered following traditional procedure (in straw herb, in bamboo, in cleaved hard wood), in order to improve waterproof of the cover, modern materials can be used under conditions that they are not apparent.</p>	<p style="text-align: center;">2.2 m ≤ a ≤ 3.5 m 2.2 m ≤ b ≤ 3.5 m c ≤ 2.5 m Diagram 11 - 1</p> <p style="text-align: center;">Diagram 11 - 2</p> <p style="text-align: center;">Diagram 11 - 3</p> <p style="text-align: center;">Example of cover made of bamboo</p>

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Use of any other cover materials is proscribed. Cover panels of big dimension, such as fiber cement plates are notably prohibited, even for covering of shelters or annexed buildings.

- Prescriptions concerning existing buildings.

For repairing of the cover of existing buildings, use of tiles of small dimension, of traditional model, in earthenware or brut cement is obligatory. If the building is constructed in wood or bamboo, it can be covered according to traditional procedure (in straw herb, in bamboo tile, in wooden bar, cleaved hard wood).

Walls:

- Prescriptions concerning new buildings.

Walls and partitions must be constructed in wood or bamboo following traditional procedure used in the region of Luang Prabang.

Concrete, brick, fiber cement plates, iron sheets and other not traditional materials are prohibited

- Prescriptions concerning existing buildings.

Walls and partitions must be restored following their original state. Wood or bamboo can be used in order to mitigate negative impact of a building on the site. All apparent construction materials must be coated (except wood and bamboo)

Carpentry:

- Prescriptions concerning new buildings.

External carpentry and carpentry given to an open space will be in wood or in bamboo, in exclusion of any other material. Aluminum in all its form is strictly prohibited. Bar for protection of shutters will be in wood or in metal and will respect obligatorily traditional forms (bar of round or square section, vertical strengthened by a horizontal traverse in hard wood). Metallic bars with décor and use of flat iron sheet are prohibited.

- Prescriptions concerning existing buildings.

Wood will be used, in exclusion of any other material. Aluminum in all its form is strictly prohibited. Carpentry of existing buildings will be repaired or replaced by uniformed model. If protection bars would be put on shutters, which did not have them, they should be obligatorily produced to identically to traditional bars. Putting on existing building of metallic bars with décor is strictly prohibited, use of flat iron sheets is strictly prohibited.

11-4- COLORS

Cover materials (wood, straw herbs and bamboo) will conserve their natural color without varnish and painting. Materials of facades (wood and bamboo): tinctures or paintings following traditional procedures with traditional pigments of the region of Luang Prabang can be applied on wooden partitions. Use of varnish and paint is strictly prohibited. Wooden partitions will conserve their natural color.



Example of cover made of straw



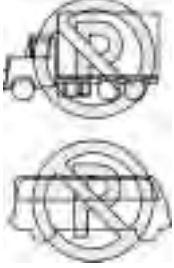
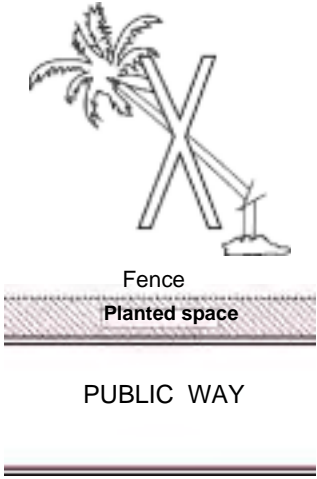
ZPP- N



	<p>External carpentry must be painted with colors chosen among those laid on the palette of traditional colors, referred in the Fascicle n° 4: Colors, of the Recommendation Notebook. It can be in wood with natural tincture as well. External carpentry in any case can not be varnished.</p> <p>11-5- Protrusions</p> <p>For all buildings, scythe carrier forms are prohibited. (See diagram 11-4)</p> <p>For all buildings, balcony and terraces in form of scythe carrier are prohibited. (See diagram 11-5)</p> <p>Drawing of bodyguards and balusters must correspond to architectural Model chosen and be conformed to prescriptions of Fascicle n° 1: Architectural details, of the Recommendation Notebook. Bodyguards will be in wood or in bamboo, in exclusion of any other material.</p> <p>TV antennas (rake and parabola) must be installed in manner to be invisible from public spaces or opened to the public. (See diagram 11-6)</p> <p>Air conditioning apparatus must be installed in manner to be invisible from public spaces or opened to the public.</p> <p>Putting on facade of apparent piping for supply or evacuation of water is strictly prohibited (notably regarding PVC pipes of blue color).</p> <p>11-6- Panels and Signs</p> <p>In the plan of facade: Their area must not exceed 3% of facade's area: Their height should be 0.50 m in maximum. Perpendicular to facade: Panel's area must not exceed 1.5% of facade's area. Their height should be 0.50 m in maximum. Their width should be 0.70 m in maximum. Their maximal clutter will be 1 m (the panel will be detached in maximum 30cm from the facade). Panels and Signs will be installed at two meters thirty from the ground of the sidewalk and should not exceed shutters sills of the first floor. (See diagram 11-7)</p> <p>Panels and signs must be produced in painted wood or painted metal.</p> <p>Use of golden painting is prohibited. Use of varnished wood is prohibited. Use of self-adhesive letters is prohibited. Signs constituted by wood piece like "wood slice" are prohibited.</p>	<p>Diagram 11 - 4</p> <p>Diagram 11 - 5</p> <p>Diagram 11 - 6</p> <p>Diagram 11 - 7</p>
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	<p>11-7- LIGHTING</p> <p>Fluorescent lighting (neon tubes) on facade is prohibited.</p> <p>It's tolerated in the case of indirect masked lighting (when neon tube is not visible from the road).</p> <p>11-8- FENCES AND PORTALS</p> <p>Fences and portals will be constructed in conformity with prescriptions of the Fascicle n° 5: Fences & Vegetation. Fence must be selected among vegetable fence models in bamboo or wood. The height without any other things of the fence is limited to 1.5 meters in maximum. Brick basement is strictly prohibited. Authorized materials: wood, bamboo, natural vegetal elements (braiding, caning).</p>	
<p>Article 12</p> <p>Parking</p>	<p>12-1-Parking of trucks and buses and vehicles of public transport is prohibited in the zone.</p>	 <p>> 14 seats</p>
<p>Article 13</p> <p>Free spaces and plantations</p>	<p>13-1- With regards to free spaces and plantations indications listed in graphic documents of PSMV should be applied in priority.</p> <p>13-2- Felling of trees is prohibited except on the surface of the plot necessary for construction. Plan of felling of trees must be indicated on the master plan constituted in the application dossier for construction license. Trees of the same specie will be planted on the plot in replacing felt trees.</p> <p>13-3-Planted space will be maintained or organized between road and fences in conformity to prescriptions of the Fascicle n° 5: Fences & Vegetation of the Recommendation Notebook.</p> <p>13-4-Vegetal space, on the ground free of any covering will be maintained or organized on 85% of the surface of the plot in minimum.</p>	
<p>SECTION 3</p>	<p>Condition of occupation of the soil</p>	
<p>Article 14</p> <p>Soil Occupation Coefficient</p>	<p>14-1- Definition of the Net Area Out of Works (S.H.O.N): The S.H.O.N covers all areas (closed or not closed) covered by a roofing or a terrace (floors, stairs, thickness of walls and partitions, verandas, balcony and porches, shed), except attic not suitable for conversion and uncovered terrace and balcony. Shelters of light structure are counted in the S.H.O.N.</p> <p>14-2- Definition of Soil Occupation Coefficient (C.O.S.): The C.O.S. is equal to S.H.O.N divided by the area of the plot.</p>	

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	<p>14-3- If only a part of the ground of a plot is indicated as not allowed for construction, the remaining part will be constructed in respect of C.O.S. maximum calculated by taking into account the whole area of the plot.</p> <p>14-4-Soil occupation coefficient:</p> <ul style="list-style-type: none"> -Wood Zones: <i>without object</i>. - Wetlands: wetlands have a maximum C.O.S., equal to 0.1, pond area is included in the calculation as well. - Zones of banks: <i>without object</i>. - Zone of Mount Phousi: <i>without object</i>. <p>14-5- In case of reconstruction of a building existing for more than twenty years, the C.O.S. authorized will be equal to C.O.S. existed before demolition, if it's higher than C.O.S. of the zone. Existing shelters and light constructions will not be taken into account in the calculation of C.O.S. existed before demolition.</p> <p>14-6- In the case where the plot had been divided after the first January 2000, sum of C.O.S. of different parts in any case should not exceed the C.O.S. of the plot before division.</p>	
<p>Article 15 Exceeding of soil occupation coefficient</p>	<p><i>Without object</i></p>	