

# **KIRTIPUR MUNICIPALITY**



## **BUILDING & PLANNING BY-LAWS ( FINAL DRAFT)**

including

**Right Of Way (ROW)**

**Heritage By-Laws**

**Magh 2064 B.S (January 2008 A.D.)**

---

## CONTENT

<i>1. General</i> .....		3
Coverage of the Building & Planning By-Laws.....		3
Purpose of the Building & Planning By-Laws .....		3
Definitions .....		4
<i>2. Building By-Laws – General Provisions</i> .....		7
<i>3. Planning By-Laws - Land Use Zones</i> .....		8
Non Built-up Zones .....		8
1. Forest Zones (F) .....		8
2. Agricultural Zones (A) .....		8
3. Green Spaces (G).....		8
4. Water Bodies (W).....		8
5. Public Utility Use Spaces and Easements (U).....		8
6. Conservation Zones (Cz).....		8
Built-up Zones .....		9
1. Urban Expansion Zones (low dense) (R0) .....		9
2. Other Residential Zones (medium dense) (R1) .....		11
3. Dense Mixed Residential Zones (high dense) (R2).....		13
4. Core Zones and Old Settlements (Co).....		15
5. Commercial Zones (C) .....		15
6. Institutional Zones (In) .....		17
7. Industrial Zones (I) .....		18
8. Special Zones (S).....		18
<i>Control of Land Use for Building or Other Purposes</i> .....		19
Building in Non Built-Up Zones .....		19
Building in Built-Up Zones .....		19
Dispensations.....		20
Annex: Conservation Zone Taudaha lake .....		20
<i>4. Right of Way (ROW)</i> .....		22
Road categorization Kirtipur Municipality.....		22
Road Types, R.O.W. and Setback Distance for Building Regulation .....		25
Road Categorization. ....		26
Detailed Road Categorization.....		27
<i>5. Heritage By-Laws - General</i> .....		36
Zones declared for protection of architectural heritage .....		36
1. Core Zones and Old Settlements .....		36
2. Monument Sites.....		39
3. Heritage Conservation Areas.....		40
Local Area Conservation Plans .....		41

Development Freezes: .....41

Conservation Support Policies of Kirtipur Municipality .....42

Annex: Documentation of Historical and Religious Monuments of Kirtipur Municipality .....43

Annex: Building Regulations for Zones declared for protection of architectural heritage .....50

6. *Sanctions and Penalties*.....51

7. *Content of the Land Use Plan* .....52

8. *References*.....52

Annex: Other Standards related to the Building By-Laws .....53

*Ordinance of Kirtipur Municipality, District Kathmandu – made under the provisions of the Town Development Act, 1988 and the Local Self – Governance Act, 1999 – and approved, pursuant to Art. 94(h) of this latter Act, by Kirtipur Municipality Council on .....*

*Mr. Ram Lal Shrestha*

*Executive Secretary Kirtipur Municipality*

## 1. General

### Coverage of the Building & Planning By-Laws

This ordinance is applicable to the entire area of the Kirtipur Municipality within the administrative boundaries.

The provisions of Government building orders and other regulations under public law shall remain unaffected.

This ordinance is comprised of two documents, the written regulations as contained in this document and regarding graphic representations in the Land Use Plan with thematic maps. Both documents have statutory status and the same legally binding command.

This ordinance also applies to future Local Development Plans that may be prepared for all such parts of the Municipality area, which require an integrated planning approach to ensure that the aims for the development can be attained more securely and effectively.

The Planning By-Laws are only concerned with matters of physical planning, it is not dealing for instance with the protection of cultural heritages and issues of building construction and earthquake safety. Respective legal provisions have to be respected nonetheless. The Land Use Zones are shown in the Map “**Land Use Zone Map 2084 B.S./2027 A.D**” as part of the Land Use Plan.

The Right of Way (ROW) classifies roads. The ROW is defined as land corridor for the use of public access, vehicular movement and location of public utilities. The classification is shown in the map “**Existing Road Network**”.

For buildings and structures located in the “**Zones declared for protection of architectural heritage**” declared by the Municipality, specific rules and regulations and development controls should apply, as described in the Heritage By-Laws of the Kirtipur Municipality. The protective Zones are shown in the Map “**Cultural Heritage Conservation**” as part of the Land Use Plan. These regulations provide the minimum legal provisions for the protection of the City’s architectural heritage. They prescribe policies, development controls and design guidelines for all buildings and structures in the areas identified and declared for protection.

### Purpose of the Building & Planning By-Laws

The provisions of this Ordinance aim to assist in achieving an orderly, efficient and environmentally sustainable development of the Municipality by prescribing norms and standards for physical planning and developments in the following issues:

- **Definitions,**
  - **Land Use Zones,**
  - **Control of Land Use for Building or Other Purposes,**
-

- **Right of Way,**
- **Heritage By-Laws**
- **Sanctions and Penalties**
- **Content of Land Use Plan**
- **Annex with other Standards related to Building By-Laws**

## Definitions

Alteration	Any change made, or proposed to be made, to the use, size, form, structural elements and external appearance of a building or structure.
Approval	Consent of Kirtipur Municipality within the limits of its authority.
attic	The space under the roof that could be used for store, kitchen, living or prayer room except for sanitary use.
balcony	A portion of building projected outside the wall and covered with handrail or balustrade used for sitting or movement.
Basement/cellar	Any accessible and usable part of a building of which, at least, half of its room height is located below finished ground level.
Building	A man-made construction, permanently fixed in or on the ground, enclosed by walls and a roof, for housing or enclosure or people or animals, the growing or storage of plants or the production, processing, storage or protection of any kind of movable property.
Building, accessory	Such as private garages, garden sheds of a height not exceeding 3 meters shall be allowed to be constructed up to the side and rear boundaries of the plot, provided the owners of the neighbouring plots agree to such buildings.
Building, attached	Two or more buildings which are mutually connected by each sharing one or two party walls, either in part or full, with another building.
Building, semi-attached	Two adjoining buildings, sideways attached
Building, detached	Two or more adjoining buildings, free standing buildings not having any mutual connection.
Building line	Generally used in closed frontage development, a line in which the façade of a building shall be placed as prescribed in a Local Zone Plan
Building, residential	A building that is arranged, designed, used and intended or built to be used for residential occupancy by one or more households or lodgers.
Conservation	conserve the existing situation of a Zone, building, construction, open spaces etc.
Closed frontage	The sideways attached construction of facades of adjoining buildings in one vertical plane
Density	The number of buildings, dwellings, households, people or the amount of floor space per unit of land Zone (e.g. per hectare) as the case may be and expressed as a numerical value
Development	The process of changing of changing of intensifying the use of land through means of earthworks and/or construction works in, on, or above land or water
Drainage	The conduit or channel built for the purpose of draining rain water, sewerage or used water.
Easement	Linear tract of land for the existing or future installation of public utility services, such as drains, water mains, sewers and cables, regardless of ownership of the land

	and of these utility services.
Facade	The exterior wall of a building abutting a ROW
Floor area	The floor area is calculated on the basis of the external dimensions of buildings including all storeys, except floors entirely located below ground level, of any building. In calculating the floor area, as well account shall be taken of secondary structures as balconies, attics, recessed balconies (loggias) or patios, enclosed porches and floor area devoted to accessory use. Any area constructed and used for vehicle parking or loading of vehicles shall not be included as floor area.
Floor Area Ratio	Is the quotient of the total built or planned floor area on a plot and the total area of that plot. $\text{FAR} = \frac{\text{Total floor area in m}^2}{\text{Total ground/plot area in m}^2}$
Ground/Plot Coverage	The Ground Coverage indicates how many percent the total ground/plot are permitted to be covered by buildings including accessory buildings. $\text{GC} = \frac{\text{Built-up area of a plot at ground level in m}^2}{\text{Total ground/plot area in m}^2} \times 100$
Height of Building or construction	The height of building or construction from the average floor level to the top (highest) surface level with respect to the flat roof structure. If the building has a sloped roof of 25- 30 degree the highest point of the building shall be measured at the mid level. If the roof of a building has a sloped roof less then 25 degree the highest point of the building shall be measured till the eaves.
Land Use (Map)	The purpose for which a tract of land, and any building or structure located thereon, is occupied and used, or is intended to be developed, occupied und used. Map: being a appurtenant document of this By-Law
Lift	A machine installed for the purpose of facilitating movement of people or things from one floor to another.
Local Area Plan	A statutory plan, at least including a detailed land use plan and regulations, for a part of the Kirtipur Municipal area, either being a ward, city centre, environment and heritage conservation, industry or development area, prepared on the basis of, and complementing the provisions and regulations of this ordinance.
Mezzanine floor	Intermediate section of any two floors laying above the average floor level, used or built for the purpose of storage of materials.
Monument	Is broadly understood as a substantial expression of the people's of Kirtipur special needs and taste expressed in terms of buildings and objects of their conglomeration. This includes individual dwellings with high craftsmanship and architectural value, historic water tanks (pokhari), water spouts (Lohan Hiti), open shrines, public rest houses (Pati, Sattal), temples, priest houses, god houses etc. Any manmade object within Kirtipur Municipality Area which is of high preservation value due to its religious, architectural, archaeological, aesthetic, cultural, scientific, social etc. significance is understood to be a monument.
Monument Site	Is the defined topographical area in the proximity of a monument which is seen from and together with a protected monument in such a manner that changes in the appearance of the area affect the appearance of the monument itself.
Open space	Public: streets, squares, ponds, rest places, parks etc. Private: open area left in a plot
Open space, frontal	The open empty space between the building line and of the plot in front of any

	building or construction and the border in the frontal side of the plot.
Plinth	The section of any building or construction above the level of the land surface and the floor above the land surface or below the floor level.
Plinth area	The covered floor area together with the wall of the underground or any other floor.
Plot	A surveyed and demarcated tract of land, duly registered by ownership and under single title in the Cadastre and the Revenue Department of Kirtipur Municipality
Plot subdivision	Division of a tract of land, either into two or more parcels and/or plots
Porch	The access up to any building or construction (usually a low structure projecting from the doorway of a building and forming a covered entrance).
Right of Way (ROW)	A land corridor designated or constructed for the use of public access, vehicular traffic circulation and the location of public utilities, such as pathways, easements, roads and highways, regardless of the ownership of the land and utilities in the ROW
Room Height	The distance between the finished surface and of the floor and the finished surface of the ceiling. In a situation where there is a tie beam, beam, plank, etc. in place of finished ceiling, measurement has to be taken up to the lower surface of such tie beam, beam or plank. In case of a sloping ceiling, the average height between the highest and the lowest part of the ceiling has to be taken.
Setback line	The line fixed by the concerned authority inside the plot, especially parallel to the borderline of the plot. No construction shall be allowed in the space between this line and the border of the plot. The outside wall shall be measured from the outer face of any structure, such as roof overhangs, eaves, balconies, that is projecting most outward from the wall
storey	The spatial portion of a building located between the surface of any floor above ground level and the surface of the floor next above it or, in case there is no floor above it, than the space between such floor and the ceiling next above it. The minimum height of storeys (distance floor to ceiling) shall be stated on 2.50 m.
Street / Road	Should be understood as the means of access either with public right of any kind to use for ever or being utilized without any restriction for a specified period of time or the one proposed for mobility under any project or plan. Everything lying within the street line including side walks, traffic islands, trees, railings, etc. fall under the heading of street.
Street line	The line that determines the outer limit of both sides of the street.

## **2. Building By-Laws – General Provisions**

From: Chapter 1, “General Provisions” of the Kathmandu Valley Building By-Laws by Kathmandu Valley Town Development Committee 2064 B.S. (2007 A.D.), pp. 7-23



### 3. Planning By-Laws - Land Use Zones

For the purpose of orderly development and to reduce conflicts between urban and environmental usage, land use regulations are exclusively dedicated to land use, building types and structures. The zoning of these categories is exposed in the Land Use Map.

Two types of Land Use Zones shall be defined:

**Non Built-up Zones** in principal are to be reserved for unaffected nature; any usage is restricted as prescribed. Developments and structures are limited according Chapter 5. Control of Land Use for building or other Purposes.

In **Built-up Zones**, usages, developments, and structures are permitted as prescribed. Land shall only be developed and used in accordance with the permitted use(s) prescribed for each Built-up Zone in the following sections. If exceptional permissible uses are intended, specific reasons have to be presented.

#### Non Built-up Zones

##### 1. Forest Zones (F)

Forest Zones represent woodland, bush lands, and Zones without any vegetation.

##### 2. Agricultural Zones (A)

Agricultural Zones are designated only for agricultural purposes, cattle breeding, fishing, cash crops and horticulture.

##### 3. Green Spaces (G)

Green Spaces represent public and private parks, recreation Zones, botanical and zoological gardens, sports grounds, playgrounds, cemeteries, bathing areas and green open spaces

##### 4. Water Bodies (W)

Water Bodies represent lakes, ponds, streams, canals, rivers, flood areas and spaces to be kept free in the interest of flood control.

##### 5. Public Utility Use Spaces and Easements (U)

Public Utility Use Spaces and Easements are designated for waste and sewage disposal, for tipping and for drains, water mains, sewers and cables.

##### 6. Conservation Zones (Cz)

Conservation Zones cover non built-up Zones like water bodies and their banks, green spaces, forests and public utility use spaces which are necessary for conservation from the environmental point of view. No other activities accept conservation, maintenance and recreation shall be allowed. Conservation Zones within the boundary of Kirtipur Municipality are: the zone around the spring sources in Dudh Pokhari and Shim in Ward No. 7, the Manjushree Cave in Ward No. 14, Taudaha in Ward No. 15 (please see also annex) and the riverbank of the Bagmati River. The Conservation zones Dudh Pokhari and Shim as well as the Zone around Manjushree Cave may be developed as recreation zones. For these zones a Local Area Environment Conservation Plan may be prepared.

---

**Representation of Non Built-up Zones:**

<b>Zone</b>	<b>Abbrevia- tion</b>	<b>Colour</b>
<i>Forest Zones</i>	<b>F</b>	Green, dark
<i>Agricult. Zones</i>	<b>A</b>	Green, light
<i>Green Spaces</i>	<b>G</b>	Green, middle
<i>Water Bodies</i>	<b>W</b>	Blue
<i>Public Utility</i>	<b>U</b>	Grey, light
<i>Conservation Zones</i>	<b>Cz</b>	Red boundary

**Built-up Zones****1. Urban Expansion Zones (low dense) (R0)**

The minimum required area of the plot for construction of buildings in this Zone shall be 2 Annas 2 Paisa, and the minimum required frontage for plot connected with the road shall be 6 Meters. Urban Expansion Zones are West of Salyanstan Ward No. 19, North of Machhegaun Ward No. 8, Godam Chaur Ward No. 8, Bagh Bairav and Dudh Pokhari Ward No. 7, Damaye Gaun and Bista Gaun in Ward No. 7 and 12, South of Jakha Ward No. 12, South-East of Kamal Pokhari Ward No. 11, South of Bhajangal Ward No. 18, South of Itagol Ward No. 13, Khatri Chhap, Thapa Gaun, Gharti Gaun, Pandechhap, Butkhel, around the Taudaha lake and Khadka Gaun.

**Permitted Uses:**

- Priority is to be given to agricultural and forestry purposes,
- Residential buildings to be inhabited exclusively by persons and families owning or leasing land in this Zone and engaged in farming, farming related activities or providing community services to the resident population of the Zone for their livelihood,
- Enterprises concerned with processing and gathering agricultural, horticultural and forestry production, small cottage industries, trade and crafts.
- Retailing operations, bazaars, hotels, restaurants and businesses providing accommodation,
- Buildings for the self-employed such as of physicians, dentists, lawyers, architects and engineers and for other independent contractors, who pursue their occupation in a similar manner,
- Local administrative buildings and structures for religious, cultural, social, health-care and sports facilities,
- Engineering structures and earthworks for containing rivers and floodwaters, drainage and irrigation systems and other, similar uses.

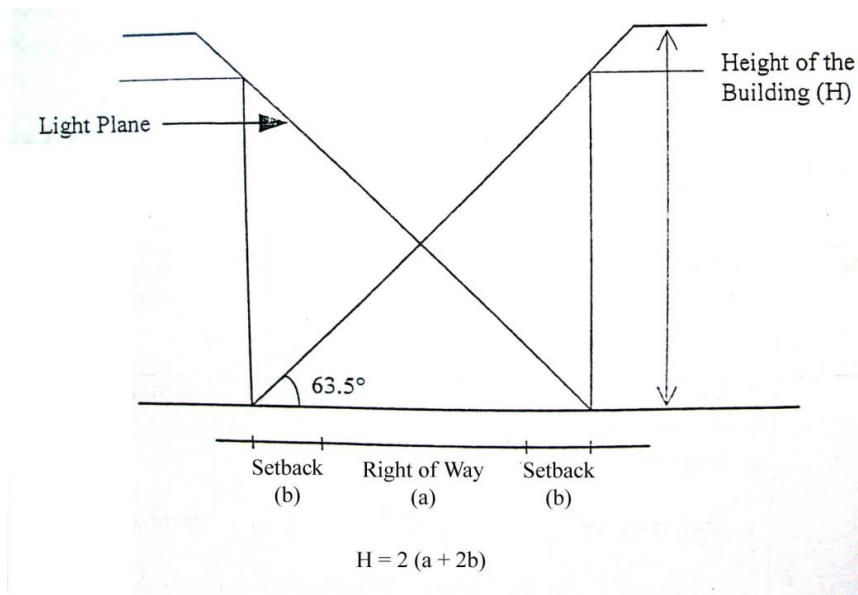
**Exceptional Permissible Uses:**

- Filling stations,
- Cinemas.

Permission for construction of building in this zone shall be granted if such construction satisfies norms given in the following table:

S. N.	Building type	Land Area	Maximum ground coverage	Floor Area Ratio (FAR)	Maximum permitted building Area	Maximum Height
1	residential	2 anna 2 paisa to 1 ropani	70 %	1.25	Plot Area x 1.25	Not blocking the light plane as shown below
2	residential	More than 1 ropani	50 %	1.25	Plot Area x 1.25	
3	School, college, etc.	-	40 %	1.50	Plot Area x 1.50	
4	Star Hotel	-	40 %	3.00	Plot Area x 3.00	
5	Cinema Hall	-	40 %	2.00	Plot Area x 2.00	
6	nursing home, polyclinic, etc. and works related to agricultural purposes and cottage and small industries	-	40 %	1.50	Plot Area x 1.50	

### Light Plane



Open space required on either side of the plot (and on the back) for construction of different types of buildings shall be as follows:

- For construction of detached buildings a minimum open space of 1.5 Meters (5ft) should be left on all three sides i.e. left, right and back. A minimum of 1 Meter has to be left from the side of the road on the front.
- For semi-detached buildings a minimum of 1.5 Meter should be left on the back and on one side of the plot.
- For row-type buildings on the plot connected with the road, a minimum front setback of 1 Meter ROW and a minimum of 1.5 Meter open space on the back shall be required to maintain. No open space on the sides shall be required for such type of buildings.

If the basement is used for storage and other services (and not for residential use) the area covered by it shall not be counted for maximum permissible area for construction (FAR). The area covered by lift-machine house and water tank on the top of the roof shall not be counted for FAR.

Provision of parking area for different types of construction should be made as follows:

S.L.	Building type	Parking area as % of total land area
A.	Star Hotel	20
B.	Cinema Hall	20
C.	Nursing Home, polyclinic, etc.	20
D.	School, college, etc.	15

## 2. Other Residential Zones (medium dense) (R1)

Other residential zones are intended primarily to provide space for housing. Other residential zones are in between Maitrinagar and Dev Dhoka Gumba in Ward No. 2, Maitrinagar, Gassi, Dev Dhoka Gumba, Salyanstan, Dhalpa, Bhajangal, Itagol and Chobar new settlements, Chobar Gate Zone, Ichakhel, Kamal Pokhari, Jakha, Bhatkepati and Gamcha new settlements, Machhegaun, Basnet Gaun, Langol, Chuigaun, Char Ghare, Chobar Guth, Tallo Guth, Mahat Gaun, Taudaha settlement and Ikhadol.

### Permitted Uses:

- Residential buildings,
- Shops, public houses, restaurants, small cottage industries, and non-disruptive commercial operations supplying services to the Zone, but exclusively at ground level and fully contained within the original building
- Buildings for the self-employed such as of physicians, dentists, lawyers, architects and engineers and for other independent contractors, who pursue their occupation in a similar manner,
- Buildings and structures for educational, religious, cultural, social, health-care and sports facilities.

### Exceptional Permissible Uses:

- Agricultural and horticultural production, trade and crafts on behalf of the livelihood of the residents,
- Enterprises providing accommodation and other non-disruptive businesses,
- Administrative buildings,
- Filling stations.

### Prohibited Uses:

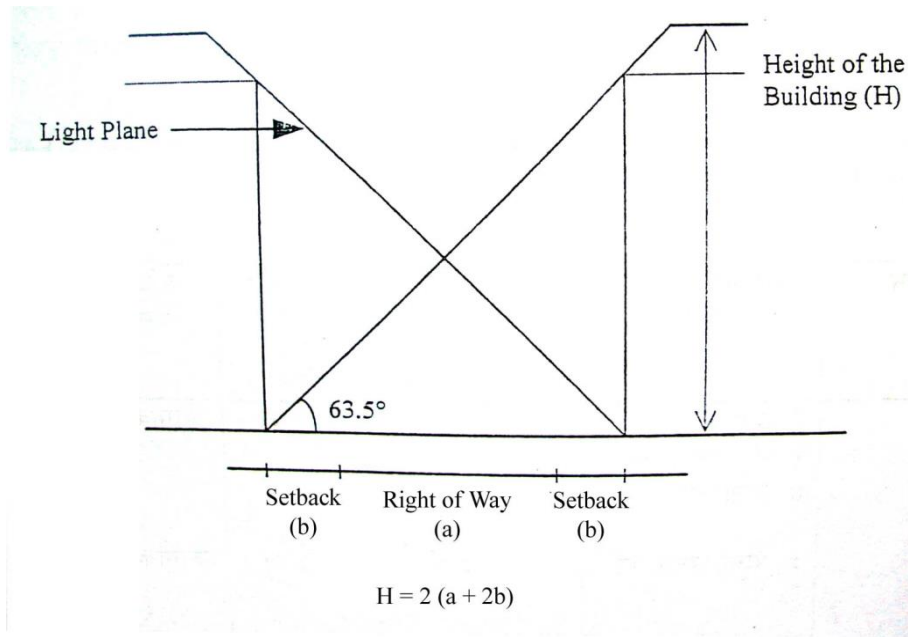
- Large and medium scale industries,
- Storage of explosive materials,
- Construction of oxidation ponds,
- Mobile circus and circus,
- Construction of headquarters of governmental or semi-governmental offices.

Maximum Ground Coverage, maximum allowed construction area (area x FAR) and the maximum height shall be as represented in the following table:

S. N.	Building type	Land area	Maximum ground coverage	Floor area Ratio (FAR)	Maximum permitted building area	Maximum Height
1	residential	2 anna 2 paisa to 8 anna	80 %	1.75	Plot Area x 1.75	Not blocking the light plane as shown below
2	residential	More than 8 anna	60 %	1.75	Plot Area x 1.75	
3	School, college, etc.	-	40 %	1.50	Plot Area x 1.50	

S. N.	Building type	Land area	Maximum ground coverage	Floor area Ratio (FAR)	Maximum permitted building area	Maximum Height
4	Governmental, semi-governmental offices, polyclinic, nursing home, etc.	-	40 %	1.50	Plot Area x 1.50	
5	Star Hotel	-	40 %	3.00	Plot Area x 3.00	
6	Cinema Hall, Theatre, Conference building	-	40 %	2.00	Plot Area x 2.00	
7	Building related to cottage and small industries	-	40 %	1.50	Plot Area x 1.50	
8	Commercial complex, such as supermarkets, etc.		50 %	2.00	Plot Area x 2.00	

Light Plane



Note: The underground floor area of any building made for various services and parking shall not be counted in the FAR. Likewise, balcony (whether projected outside or indented inside the wall) shall also be excluded from the calculation for FAR.

Provision of parking area for different types of construction should be made as follows:

S.L.	Building type	Parking Area as % of total land area
A.	Star Hotel	20
B.	Cinema Hall, Theatre, etc.	20
C.	Commercial complexes, etc.	20
D.	Nursing home, polyclinic, etc.	20
E.	Governmental, semi-governmental offices	20
D.	School, college, etc.	15

If a building is constructed with the provision of lift and if the basement and semi-basement is built only for the purpose of storage and other services (not for residential use), in such a situation the Zone of the machine room of the lift to be built on the top of the roof and the Zone of such semi-basement or basement shall not be counted in the FAR.

### 3. Dense Mixed Residential Zones (high dense) (R2)

Dense mixed residential zones are intended to provide space for housing and for accommodation of businesses that do not exert a disruptive effect on the residential function. High residential Zones are Tyanglaphat, Itagol around old settlement, Bhatkepati centre, Khasi Bazar, Itagol from Bishnu Devi to Itagol centre, from Dhalpa to Puspalmarg, and Ishworimarg..

#### Permitted Uses:

- Residential buildings,
- Business premises and office buildings,
- Retailing operations, restaurants and businesses providing accommodation,
- Shops, public houses, small cottage industries, and non-disruptive commercial operations supplying services to the zone,
- Buildings for the self-employed such as of physicians, dentists, lawyers, architects and engineers and for other independent contractors, who pursue their occupation in a similar manner,
- Buildings and structures for educational, religious, cultural, social, health-care and sports facilities.

#### Exceptional Permissible Uses:

- Agricultural and horticultural production, trade and crafts on behalf of the livelihood of the residents,
- Enterprises providing accommodation and other non-disruptive businesses,
- Administrative buildings,
- Filling stations
- Cinema Halls.

#### Prohibited Uses:

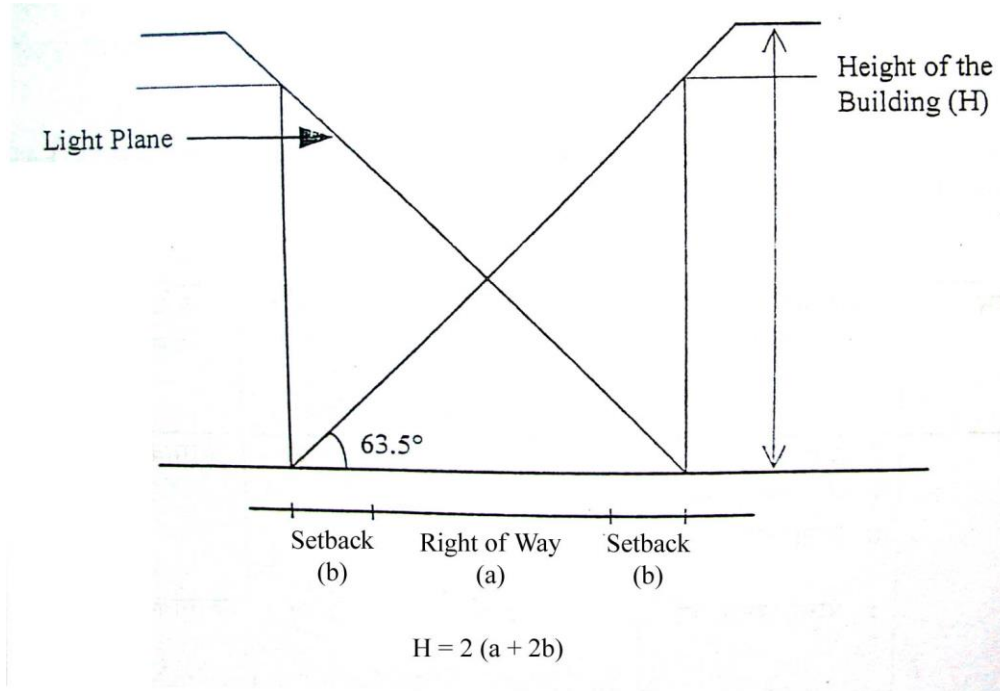
- Medium and large industries which affect the environment (air, water, surface),
- Conversion of existing buildings into lodge or hotel without prior approval of Kirtipur Municipality with respect to the provision for necessary parking,
- Construction of headquarters of governmental and semi-governmental offices.

Maximum Ground Coverage, FAR, height and maximum construction area in this zone shall be as mentioned in the following table:

S. N.	Building type	Land area	Maximum ground coverage	Floor area Ratio (FAR)	Maximum permitted building area	Maximum Height
1	residential	2 anna 2 paisa to 8 anna	80 %	2.50	Plot Area x 2.50	Not blocking the light plane as shown below
2	residential	More than 8 anna	60 %	2.50	Plot Area x 2.50	
3	School, college, etc.	-	40 %	2.00	Plot Area x 2.00	
4	Governmental, semi-governmental offices, polyclinic, nursing home, etc.	-	40 %	2.00	Plot Area x 2.00	
5	Star Hotel	-	40 %	3.00	Plot Area x 3.00	

S. N.	Building type	Land area	Maximum ground coverage	Floor area Ratio (FAR)	Maximum permitted building area	Maximum Height
6	Cinema Hall, Theatre, Conference building	-	40 %	2.00	Plot Area x 2.00	
7	Building related to cottage and small industries, commercial complex, such as supermarkets, etc.	-	50 %	2.00	Plot Area x 2.00	

Light Plane



Floor area made for underground parking shall not be counted for calculation of FAR. The minimum required area for building in this zone should be 2 Anna 2 Paisa and the minimum frontage connected with the road should be 4 Meter (13ft).

Construction of new building after demolition of the existing shall be allowed in the total zone covered by such existing building. Construction along the road side shall be allowed only after leaving a minimum setback of 1 Meter and up to the height not obstructing the light plane.

Provision of parking area for different types of construction should be made as follows:

S.L.	Building type	Parking Zone as % of total land area
A.	Star Hotel	20
B.	Cinema Hall, Theatre, etc.	20
C.	Commercial complexes, etc.	20
D.	Nursing home, polyclinic, etc.	20
E.	Governmental, semi-governmental offices	15
D.	School, college, etc.	15

#### 4. Core Zones and Old Settlements (Co)

The Core Zones are of particular historical, architectural or cultural importance and for this reason need lasting protection. Core Zones are intended to provide space for housing and for accommodation of businesses that do not exert a disruptive effect on the residential function or any religious site. Core Zones are the old settlements of Kirtipur, Chobar, Panga and Nagaun. Old settlements are Gamcha, Bhajangal and Itagol. (See also Heritage By-Law of Kirtipur Municipality 2064 B.S.)

##### Permitted Uses:

- Residential buildings,
- Business premises and office buildings,
- Retailing operations, restaurants and businesses providing accommodation,
- Essentially non-disruptive businesses of other types, workshops, handicrafts, and small cottage industries,
- Buildings for the self-employed such as of physicians, dentists, lawyers, architects and engineers and for other independent contractors, who pursue their occupation in a similar manner,
- Buildings and structures for educational, religious, cultural, social, health-care and sports facilities.

##### Restricted Uses:

- Activities that affect the or pollute the religious, cultural and physical environment,
- Storage and commercial handling of inflammable materials such as gas, petrol, firewood, coal, kerosene, explosives and chemicals,
- Commercial video shows, hoarding boards (digital and others)
- Shops selling construction materials such as cement, rods, bricks, zinc-sheets, etc.,
- Shops selling fish, meat, and work shops for repair of bicycle, motorcycle, car, push cart, etc.
- Work shops or industry relating to grill and welding,
- Industry relating to farming chicken, ducks, or animals (cow, buffalo, pig etc.)
- Wall painting and posterings, banners and cloth paintings

Maximum Ground Coverage, storeys and height as well as Floor Area Ratio for this zone has been fixed as represented below:

Area under consideration	Maximum ground coverage	Maximum FAR	Maximum storeys	Maximum Height
Building on empty area	80%	3.0	4	35ft
Building on area after dismantling the old structure	100% (of area covered by the old building)	3.5	4	35ft

#### 5. Commercial Zones (C)

Commercial Zones are intended primarily to provide space for commerce, central business, major whole sale and retail activities, administrative and cultural institutions. This zone covers areas alongside the roads of 11 Meter width or above. Commercial Zones are Naya Bazaar, along the eastern side of the TU Road, Puspalmarg from Nagaun to Bhatkepati, Pangadobato – Panga Dhokasi – Bishnu Devi, Road from Kirtipur Ringroad over Pala Pukhu and Tyanglaphat to Kathmandu Ring Road.

##### Permitted Uses:

- Commercial, office and administrative buildings,
- Retailing operations, public houses and restaurants, businesses providing accommodation and places of public entertainment,
- Essentially non-disruptive businesses of other kinds, workshops, and handicrafts,



- Housing in upper floors,
- Buildings for the self-employed such as of physicians, dentists, lawyers, architects and engineers and for other independent contractors, who pursue their occupation in a similar manner,
- Buildings and structures for educational, religious, cultural, social, health-care and sports facilities.

**Exceptional Permissible Uses:**

- Filling stations.

**Prohibited Uses:**

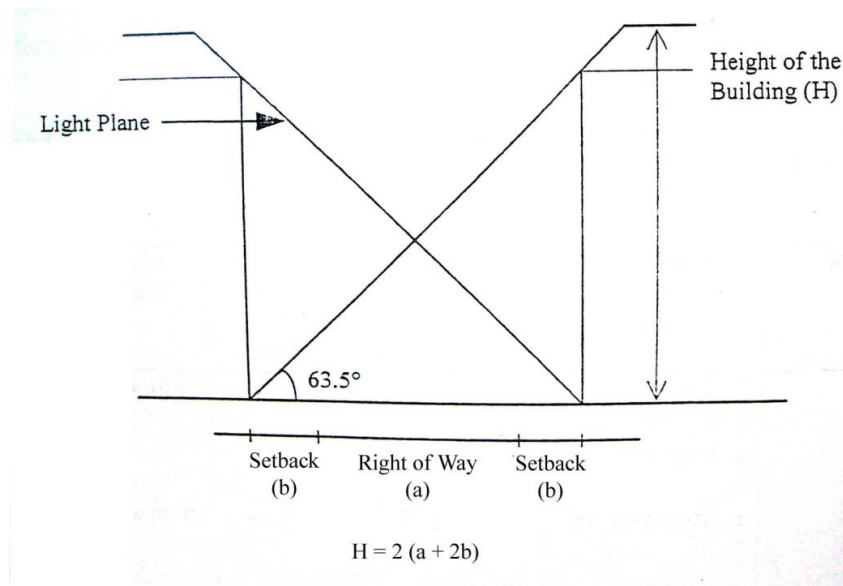
- Poultry, pig farming and animal husbandry,
- Grill and motorcycle repair work shops on the side of the road,
- Medium and large scale industries which affect the environment (air, water, surface).

Area up to 25 Meter on either side of the above mentioned roads from their borders shall be considered within the cover of this zone. FAR shall be applicable in order to fix the maximum ground area coverage for construction. As such, the following shall be the maximum authorized ground coverage, FAR and height in this zone:

S. N.	Building type	Land area	Maximum ground coverage	Floor area Ratio (FAR)	Maximum Height
1	Business cum residential building	2 anna 2 paisa to 8 anna	70 %	3.00	Not blocking the light plane as shown below
2	Business cum residential building	More than 8 anna	50 %	3.00	
3	School, college, etc.	-	40 %	2.00	
4	Governmental, semi-governmental offices, polyclinic, nursing home, etc.	-	50 %	2.50	
5	Star Hotel approved by the Department of Tourism	-	40 %	2.50	
6	Cinema Hall, Theatre, Conference building	-	40 %	2.50	
7	Building related to cottage and small industries, commercial complex, such as supermarkets, etc.	-	50 %	2.50	

Commercial and industrial buildings with more than 2000 sq ft shall have underground parking.

Construction along the road side shall be allowed only after leaving a minimum setback of 1 Meter and the height not obstructing the light plane. The height of such building to be constructed by leaving a minimum setback of 1 Meter and not obstructing the light plane shall be equal to two times the width of the road plus 2 Meter i.e.  $2x$  (width of the road +2). Building in a free plot located between the line of the buildings could be authorized to align with other buildings if the ROW is enough even if the setback is less.

Light Plane

The minimum required area of the plot for construction of schools, campus, cinema halls, theatres, conference buildings, hotels, and business complexes such as super-markets etc. shall be 3 ropani. The minimum of 2 Anna 2 Paisa and the minimum frontage of 13 ft connected to the road shall be required for construction of buildings in this zone.

The stairs / steps in front of the building shall not be allowed to build to fall inside the ROW. The minimum ceiling height of 7 ft 6 inch (2.30 Meter) shall be required for buildings to be constructed in this zone.

Even if the area and frontage of the existing piece of land, plotted before the enactment of this standard is less than the minimum required area and frontage fixed by this ordinance, construction in such plots shall be allowed remaining within other parameters fixed by this ordinance.

## 6. Institutional Zones (In)

Institutional Zones are intended exclusively to accommodate buildings and structures used for governmental, Semi-governmental as well as for other public uses.

### Permitted Uses:

- Office and administrative buildings,
- Accommodation providing buildings,
- Buildings and structures for religious, cultural, social, health-care, education and sports facilities.

Maximum ground coverage, FAR and the provision for parking for governmental and semi-governmental uses shall be as specified below:

Maximum ground coverage:	50%
FAR:	2.50
Minimum parking space:	20%

Maximum ground coverage, FAR and the provision for parking for health uses shall be as specified below:

Maximum ground coverage:	40%
FAR:	2.50
Minimum parking space:	25%

Maximum ground coverage, FAR and the provision for parking for educational uses shall be as specified below:

Maximum ground coverage:	40%
FAR:	2.50
Minimum parking space:	15%

## 7. Industrial Zones (I)

Industrial Zones are intended exclusively to accommodate commercial operations and in particular commercial operations of kinds, which would not be permitted in other specific land use zones. Industries which may cause pollution to water and air shall not be allowed to be established within the range of 500 Meter from the residential zones.

### Permitted Uses:

- Commercial operations of all types, storage yards and public enterprises,
- Commercial premises, office and administration buildings,
- Filling stations.

### Exceptional Permissible Uses:

- Housing for supervisory personnel and personnel on stand-by duty, and for proprietors and operations managers,
- Buildings for the self-employed such as of physicians, dentists, lawyers, architects and engineers and for other independent contractors, who pursue their occupation in a similar manner,
- Buildings and structures for religious, cultural, social, health-care and sports facilities.

Maximum ground coverage:	80%
FAR:	2.40
Minimum parking space:	20%

## 8. Special Zones (S)

Zones to be marked and designated as special zones are those zones, which differ significantly from the other specific land use zones. Where zones are designated as special zones, the specific function and the type of use shall be stated with the designation. Special Zones may include in particular:

- zones of tourism, such as spa areas and Zones providing accommodation for visitors,
- religious and military areas,
- Zones for research and development and for the use of renewable energy sources, such as hydropower, solar energy and biomass
- Quarries.

The Special Zone of the Himal Cement Factory (D) may be developed as a Development Zone for specific purposes for institutions and other functions. For this zone a special Local Area Development Plan shall be developed.

**Representation of Built-up Zones:**

<b>Zone</b>	<b>Abbreviation</b>	<b>Colour</b>
<i>Urban Expansion Zones (low dense)</i>	<b>R0</b>	<b>apricot</b>
<i>Other Residential Zones (medium dense)</i>	<b>R1</b>	<b>Red, light</b>
<i>Dense Mixed Residential Zones (high dense)</i>	<b>R2</b>	<b>Red</b>
<i>Core Zones and Old Settlements</i>	<b>Co</b>	<b>Red dark</b>
<i>Commercial Zones</i>	<b>C</b>	<b>Brown</b>
<i>Industrial Zones</i>	<b>I</b>	<b>Grey</b>
<i>Institutional Zones</i>	<b>In</b>	<b>Purple</b>
<i>Special Zones</i>	<b>S</b>	<b>Pink</b>

**Control of Land Use for Building or Other Purposes****Building in Non Built-Up Zones**

A development project in Non Built-Up Zones is only permissible where there are no conflicting public interests, ample public infrastructure provision can be guaranteed and where

- it serves agricultural or forestry activities and occupies only a minor proportion of the total plot,
- it is for the purposes of the public supply of electricity, telecommunications services, and water or for sewerage, or it serves a commercial operation which is only possible at this location,
- it is only to be carried out in the outlying Zone because of the specific demands it makes on its surroundings, its harmful effect on its surroundings or because of its special function, or
- it is intended for research, development or use of solar, wind or water-powered energy sources.

A conflict with public interests exists in particular where the development project

- may give rise to or is exposed to harmful environmental impact,
- requires an inappropriate level of expenditure for roads and other traffic requirements, public utilities installations, including waste treatment, for the safeguarding of health and for any other requirements,
- is in conflict with the interests of nature conservation, the preservation of the countryside, the protection of sites of historic interest, or detracts from the natural character of the landscape or from its function as an Zone for recreation, or mars the overall appearance of the locality or of the landscape
- hampers measures to improve agricultural structure or represents a danger to water supply and distribution.

**Building in Built-Up Zones**

Within Built-Up Zones, a development project is only permissible:

- where it does not contravene the designations of this Municipal Planning Bye-Laws and

- where, in terms of the type and scale of use for building, the coverage type and the plot Zone to be built on, the building proposal blends with the characteristic features of its immediate environment and
- where the provision of local public infrastructure has been secured.

### **Dispensations**

A dispensation from the designations contained in this Municipal Planning Bye-Laws may be granted in individual cases:

- where the basic intentions underlying the Municipal Planning Bye-Laws are not affected, and
  1. a dispensation is required for the public good, or
  2. a deviation is justifiable in the interests of urban development, or
  3. implementation of the binding land-use plan would result in evidently unintended hardship and
- where, after taking due account of the interests of neighbours, deviation is compatible with public interests.

### **Annex: Conservation Zone Taudaha lake**

#### **Recommendations for buffer zone:**

The buffer zone around Taudaha should be at least 30m at the southern side and 60m at the northern side from the banks of the lake.

The buffer zone is to conserve the lake as a religious and cultural site, natural water body and its biodiversity, and so to preserve it from any pollution coming from housing, waste disposals, agriculture, restaurants, hotels etc. which could affect the environment of the lake.

#### **The buffer zone area may be used as:**

- Recreation area
- animal especially bird observation area
- educational area for preservation of environment and biodiversity

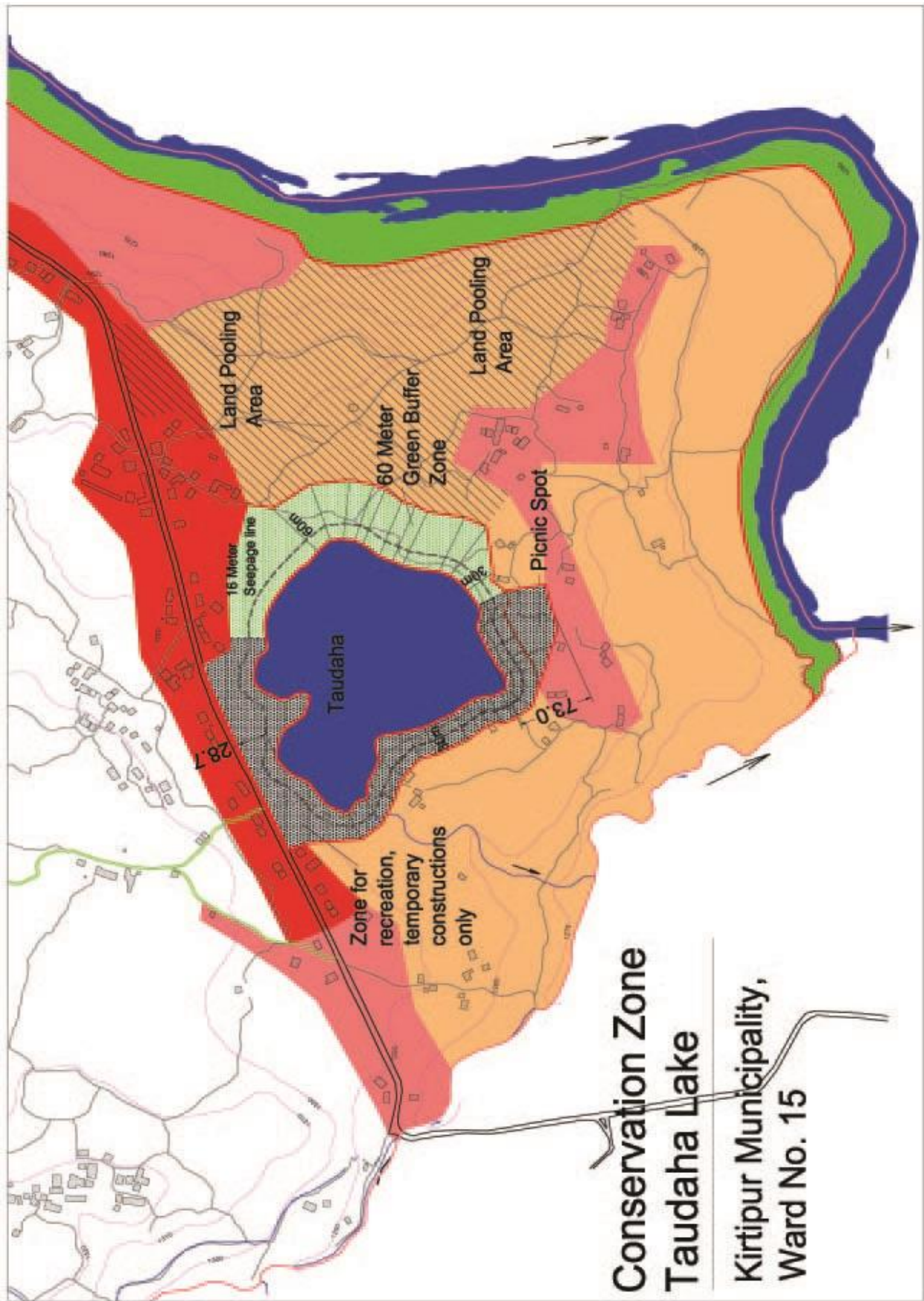
The area near the Ishwori Marga could be used for businesses providing service for recreation purposes like temporary restaurants, huts and shops.

#### **Not permitted uses are:**

- Disposal of any kind of waste
- disposal of waste or sewerage water or drained water
- construction of permanent buildings of any kind
- usage of any kind of chemicals including fertilization for agricultural purposes

For the conservation of the Taudaha lake a users committee, youth club, CBO, environmental organisation organised by the local people should take care and should give report to the environmental sub-section or legal section of the Kirtipur Municipality if any violation of this by-law is observed.

---



### 4. Right of Way (ROW)

The ROW is defined as a land corridor designed or constructed for the use of public access, vehicular traffic circulation and the location of public utilities such as pathways, roads and highways, regardless of the ownership of the land.

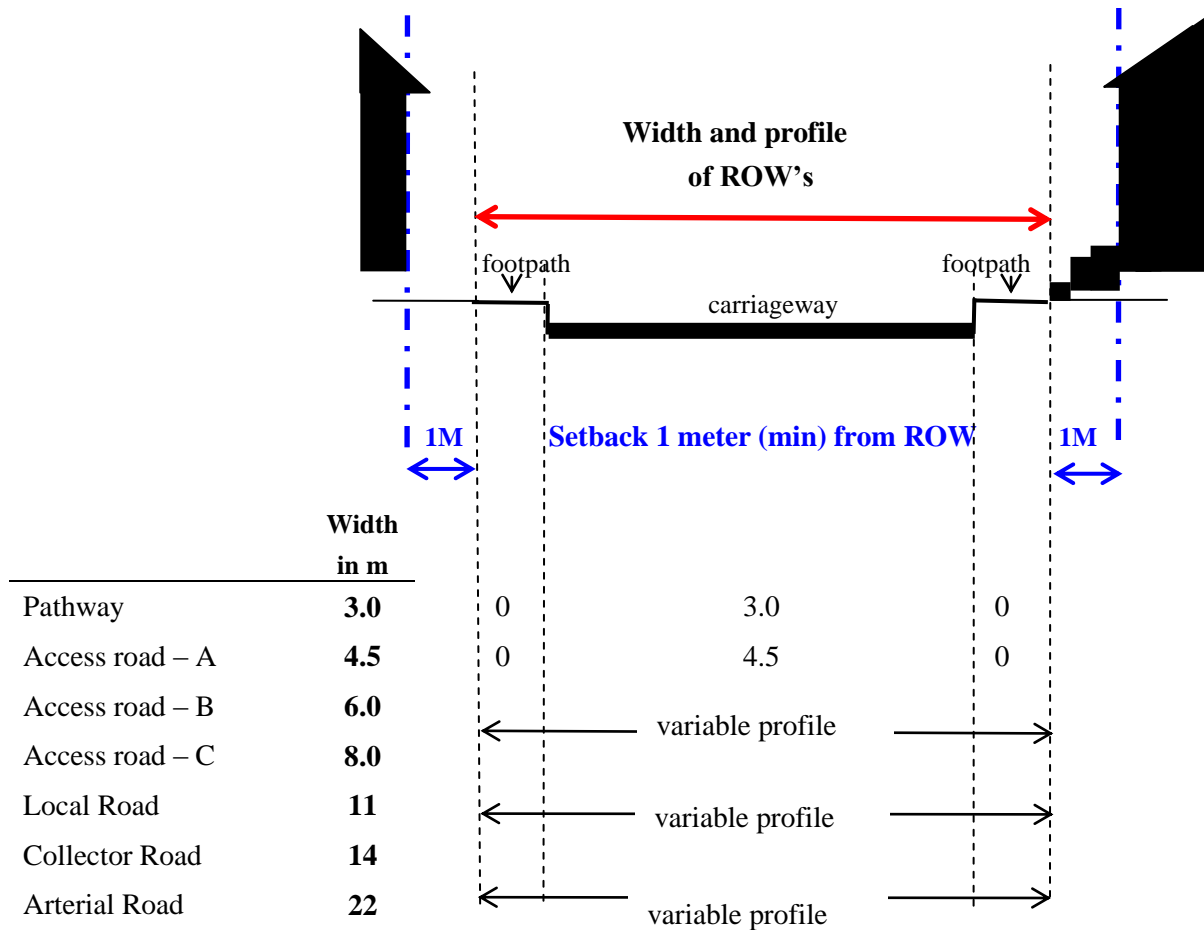
- The ROW might be fixed as equal distance (D) on each side from a central line of public roads and is represented in the Land Use Plan in the map “Road Network – ROW”.
- where ROW has been fixed, buildings and parts of buildings may not cross this line.
- where ROW is not fixed, the minimum of ROW shall be 6M in all new build-up areas.
- Where a Setback Line has not been fixed in the Land Use Map of the Municipality, 1 Meter minimum distance should be kept from the ROW with any building or structure.

Minor projections by parts of buildings as sun and rain protections, cantilevers and entrance steps may be permitted only in the Setback.

Balconies, rooms and open ladder staircases can not be constructed within the set-back.

Compound walls in the Setback might be only allowed in lower density residential areas with detached buildings.

#### Road categorization Kirtipur Municipality



Standard classification for all existing and future ROW's in the city except those classified to date by the Department of Roads.

**Access Path 3.00 m ROW up to 100 m length**

Pedestrian orientated access to small groups of houses in small residential areas and in the already build up areas of the old settlements without or with minor traffic.

Access should be motor able only for residents in exceptional case.

**Access Roads:**

An access Road is mainly serving residential traffic in residential and mixed use areas with minor volume of traffic.

- The width of carriageway of a single lane access road should not be less then 3.50 m.
- The width of carriageway of a double lane access road (intermediate lane) should not be less then 5.50 m.
- The width carriageway of a double lane road should not be less than 7.00 m.

**Categorization:**

---

<b>Access Road A</b>	<b>4.50 m ROW up to 200 m length</b>
Interpretation:	Single lane motor able access road, mainly without separate pavement
Utilisation/land use:	Pedestrian orientated access to small groups of houses in small residential areas and particularly in the already build up areas in the old settlements with minor traffic.
Nature of traffic:	mainly pedestrians, bicycles, motorbikes, in exceptional case private cars. minor volume of traffic no through traffic
<b>Access Road B</b>	<b>6.00 m ROW</b>
Interpretation:	Single lane carriageway not less than 3.50 m. No though traffic in case of single lane. Double lane intermediate carriageway not less than 5.50 m.
Utilisation/land use:	Site development of adjacent plots in low to medium density residential areas and mixed use areas
Nature of traffic:	mainly pedestrians, bicycles, motorbikes and private cars, mini busses. minor volume of traffic
<b>Access Road C</b>	<b>8.00 m ROW</b>
Interpretation:	Double lane carriageway not less than 5.50 m, with separate pavements.
Utilisation/land use:	Site development of medium density residential and mixed use areas with through traffic
Nature of traffic:	mainly pedestrians, bicycles, motorbikes and private cars, mini-busses through traffic
<b>Local Road</b>	<b>11.00 m ROW</b>

---



---

Interpretation:	Road with greater capacity than an access road. Double lane carriageway not less than 7.00 m. Pavements on both sides, possible parking areas on one side
Utilisation/land use:	Site development of medium to high density residential areas, mixed use, commercial and industrial areas.
Nature of traffic:	motorbikes and private cars, mini-busses, busses, delivery vans, bicycles, pedestrians on separate pavements! Through traffic
<b>Collector Road</b>	<b>14.00 m ROW</b>
Interpretation:	A ROW greater width and capacity than an access/local road, providing intermediate linkage between access/ local roads and higher order roads. Pavements on both sides, parking spaces, bus stops Min. 7.00-7.50 double lane carriageway
Utilisation/land use:	Commercial, industrial areas, through traffic through high urbanised residential and commercial areas.
Nature of traffic:	motorbikes and private cars, mini-busses, busses, delivery vans, bicycles, pedestrians on separate pavements!

---

### Road Types, R.O.W. and Setback Distance for Building Regulation

( सडकको किसिम, सडक सीमा क्षेत्र (आर.ओ.डब्लु), सडक सीमाबाट छोड्नु पर्ने दूरी र भवन निर्माण रेखा सम्बन्धी मापदण्ड )

सि.नं (S. N.)	सडकको किसिम (Types of Road)	सडकको नाम (Name of Road)	सडक सिमा बाट (मी.) छोड्नु पर्ने दूरी (Setback Distance)	भवन निर्माण (मी.) सडकको केन्द्र बिन्दु बाट दाया बायाँ (ROW from centre of road Left-Right)	क्रस सेक्सन (Cross Section)	कैफियत
	Arterial Road (शाखा सडक )	Ref. to Detail road Categorisa- tion	1.00--1.00	11.00--11.00	Ref. to Index	सडक बाटोको केन्द्र रेखा बाट ११.०० मि. सम्म स्थाई खालका निर्माण कार्य गर्न नदिने ।
	Collector Road (प्रशाखा सडक)	Ref. to Detail road Categorisa- tion	1.00--1.00	7.00--7.00	Ref. to Index	सडक बाटोको केन्द्र रेखा बाट ७.०० मि. सम्म स्थाई खालका निर्माण कार्य गर्न नदिने ।
	Local Roads	Ref. to Detail road Categorisa- tion	1.00--1.00	5.50--5.50	Ref. to Index	सडक बाटोको केन्द्र रेखा बाट ५.५० मि. सम्म स्थाई खालका निर्माण कार्य गर्न नदिने ।
	Access Roads C( सहायक सडक ख)	Ref. to Detail road Categorisa- tion	1.00--1.00	4.00--4.00	Ref. to Index	सडक बाटोको केन्द्र रेखा बाट ४.० मि. सम्म स्थाई खालका निर्माण कार्य गर्न नदिने ।
	Access Roads B सहायक सडक ग)	Ref. to Detail road Categorisa- tion	1.00--1.00	3.00--3.00	Ref. to Index	सडक बाटोको केन्द्र रेखा बाट ३.० मि. सम्म स्थाई खालका निर्माण कार्य गर्न नदिने ।
	Access Road A( सहायक सडक क)	Ref. to Detail road Categorisa- tion	1.00--1.00	2.25—2.25	Ref. to Index	सडक बाटोको केन्द्र रेखा बाट २.२५ मि. सम्म स्थाई खालका निर्माण कार्य गर्न नदिने ।
	Access Path	Ref. to Detail road Categorisa- tion	1.00--1.00	1.50—1.50	Ref. to Index	सडक बाटोको केन्द्र रेखा बाट १.५० मि. सम्म स्थाई खालका निर्माण कार्य गर्न नदिने ।
	Cal the Sac(Dead End Road)	Ref. to Detail road Categorisa- tion	1.00--1.00		Ref. to Index	

## Road Categorization.

### 1.0. Arterial Road (22.00 m ROW) शाखा सडक

सडक वाटोको केन्द्र रेखा बाट दाँया बाँया ११.००/११.०० मि. जम्मा २२.०० मि. सडक सिमा कायम गरी भवन निर्माण कार्य गर्न नदिने ।

### 2.0. Collector Road (14.00 m ROW) प्रशाखा सडक

सडक वाटोको केन्द्र रेखा बाट दाँया बाँया ७.००/७.०० मि. जम्मा १४.०० मि. सडक सिमा कायम गरी भवन निर्माण कार्य गर्न नदिने ।

### 3.0. Local Road (11.00 m ROW) सहायक सडक

सडक वाटोको केन्द्र रेखा बाट दाँया बाँया ५.५०/५.५० मि. जम्मा ११.०० मि. सडक सिमा कायम गरी भवन निर्माण कार्य गर्न नदिने ।

### 4.0. Access Road C (8.00 m ROW).

सडक वाटोको केन्द्र रेखा बाट दाँया बाँया ४.००/४.०० मि. जम्मा ८.०० मि. सडक सिमा कायम गरी भवन निर्माण कार्य गर्न नदिने ।

### 5.0. . Access Road B (6.00 m ROW).

सडक वाटोको केन्द्र रेखा बाट दाँया बाँया ३.००/३.०० मि. जम्मा ६.०० मि. सडक सिमा कायम गरी भवन निर्माण कार्य गर्न नदिने ।

### 6.0. Access Road A (4.50 m ROW).(up to 200m lenth)

सडक वाटोको केन्द्र रेखा बाट दाँया बाँया २.२५/२.२५ मि. जम्मा ४.५० मि. सडक सिमा कायम गरी भवन निर्माण कार्य गर्न नदिने ।

### 7.0. Access Path (3.00 m ROW) (up to 100m lenth)

सडक वाटोको केन्द्र रेखा बाट दाँया बाँया १.२५/१.२५ मि. जम्मा ३.०० मि. सडक सिमा कायम गरी भवन निर्माण कार्य गर्न नदिने ।

### 8.0. Cal the Sac.(Dead End Road)

## Detailed Road Categorization

### 1.0 Arterial Road (22.00 m ROW) शाखा सडक

केन्द्रबाट ११.०० मि सम्म स्थाई खालका निर्माण कार्य गर्न नदिने ।

- कालिमाटी कसिंग त्रिभुवन विश्वविद्यालय दक्षिणकालि सडक

### 2.0. Collector Road (14.00 m ROW) प्रशाखा सडक

केन्द्र रेखाबाट ७.०मि सम्म स्थाई खालका निर्माण कार्य गर्न नदिने ।

- त्रि.वि. गेट नयांबजार पागां दोबाटो नगाउ दोबाटो भत्केपाटी पुष्पलाल प्रतिस्थान सम्म
- कीर्तिपुर रिङ्गरोड -यस चक्रपथ भित्र हाल घरहरु निर्माण भईरहेका त्रहरुमा हाल कायम रहेका दृगर्षमिप्लन'ीप्लभयथावट कायम राख्ने ।
- खासी बजार सागल हिटिफल तिन थाना विष्णुदेवी सम्म
- खासी बजार वडा ५ भवन कार्यालय ढल्या सडक छुगाउं भत्केपाटी जाने बाटो सम्म
- सागल पिपलबोट चिहान बाटो तिनथाना
- त्रि.वि. ल्याबोरेष्टी स्कूल नयांबजार सम्म

### 3.0 Local Road (11.00 m ROW) ;xfos ;8s

- केन्द्र बाट ५.५मि सम्म स्थाई खाल निर्माण कार्य गर्न नदिने
- कीर्तिपुर रिङ्गरोड मंगल स्कूल ट्यांगला चौबाटो चादनी चोक काठमाडौं रिङ्गरोड सम्म
- कीर्तिपुर रिङ्गरोड-बिमला मल्ल घर-चारदोबाटो भक्तलाल मर्हजनको जग्गा मितेरी पुल-त्रिभुवन राजपथ सम्म
- विश्व राष्ट्रिय मा.वि ढल्या-सल्यानस्थान मिथिला गाउ- गाम्चा-भत्केपाटी
- सागल-हिटिफल तलको दोबाटो-सल्यानस्थान दाहाल गाउ- विष्णु देवी तिनथाना सम्म
- कीर्तिपुर नयाबजार पागां ढोर्कास-सालिक-भाजंगल-चोभार गेट सम्म
- भाजंगल-समुचा पागा-दक्षिण ( कमल पोखरी )चारघरे सम्म
- दल्ल ( कमल पोखरी )-( तल पोखरी ) शेडा-इनाचो-लनगोल-टौदह दक्षिण कालि
- चुन कारखाना -बखम्बु-लनगोल सम्म
- चोभार राम बहादुर कटुवालको चिया पसल-गुरुड स्थान-दक्षिण कालि सडक सम्म
- दक्षिण कालि सडक-चोभार नेपाल पधेरा-आदिनाथ स्कूल-कटुवालको घर पिपलबोट देखि चोभार गेट जाने बाटो सम्म
- गाम्चा-भुल पोखरी बाटा- इडा भट्टा
- तिनथाना टपख्यो जाने बाटो सम्म ( मच्छेगाउं )
- कीर्तिपुर रिङ्गरोड हिराजानको घर हुदै-अजिमाख्यो

- अमृत नगर ओरालो बाटो बडा १४ का न पा सिमाना-रिङ्गरोड पुल सम्म निस्कने बाटो सम्म
- भत्केपाटी पुष्पलाल जाने दोबाटो-सिताराम गोकुल मिल्क जाने बाटो-दुध पोखरी साइबाबा स्कुल चौर-बाघभैरव स्कुल-पुष्पलाल जाने बाटो सम्म

#### 4.0. Access Road C(8.00 m ROW).

- केन्द्र बाटो ४.०० मि सम्म स्थाई खालका निर्माण कार्य गर्न नदिने
- ट्याडला चादनी चोक -फर्निचर पसल ओरालो - रिङ्गरोड सम्म
- चादनी चोकबाट -अजर्षम अबचभ स्कुल -अजिमाख्यो जाने बाटो सम्म
- राजफर्निचर -पश्चिम बाटो - अजिमाख्यो जाने बाटो सम्म
- ट्याडला चौबाटो - विष्णु देवी हेल्थ पोष्ट सम्मको बाटो
- ट्याडला चौबाटो - अजिमाख्यो जाने बाटो सम्म
- अमृत नगर जाने ओरालो दोबाटो - हाइटेनसनको बाटो -चादनी चोक बाट आउने बाटो सम्म
- कीर्तिपुर ढल्या चर्च - गाम्चा सम्म
- छुगाउ - जाखा सडक - जाखा खापु ट्याकी - हिमाल कार्की ( वडा १२ ) अध्यक्षका घर हुदै - भत्केपाटी सडक सम्म

#### 5.0. Access Road B (6.00 m ROW)

- केन्द्र रेखाबाट ३.०० मि सम्म कुनै स्थाई खालका निर्माण कार्य गर्न नदिने ।
- ट्याडला चौबाटो - त्रि. वि जंगल जाने बाटो - त्रि.वि.वि बाटो सम्म
- भैरव अफसेट प्रेस - पूर्व हुदै त्रि .वि.वि बाटो सम्म
- राजफर्निचर - पूर्व उत्तर - शिवालय - सिता आपल पम्प जाने बाटो सम्म
- विष्णु देवि हेल्थ पोष्ट - दक्षिण पश्चिम हुदै अजिमाख्यो जाने बाटो सम्म
- अजिमाख्यो वरपर हाल गोरेटो बाटो रहेको - भक्तलाल मर्हजनको जग्गा हुदै - मितेरी पुल निस्कने बाटो सम्म
- अजिमाख्यो - पश्चिम हुदै रोपवे तावर सँगैको बाटो हुदै विमला मल्लको घर सम्म ( मितेरी पुल जाने बाटो )
- नागहिटिको बाटो - सल्यानस्थान जाने दोबाटो सम्म
- हिटिफल पश्चिम दक्षिण - कारध सम्मको गोरेटो बाटो - सल्यान स्थान जाने ठाडो बाटो
- तरख्यो ढल्या - कारढचा सम्मको ठाडो बाटो
- तरख्यो ढल्या - उत्तर भालुचा सायमिको घर -कीर्तिपुर रिङ्गरोड खासी बजार सम्म

- तरख्यो ढल्या - उत्तर पूर्व -साभा भवन खासी बजार सम्म
- तरख्यो ढल्या -पूर्व हुदै - की.मा.वि स्कूल - बाहिरी गाउँ ओरालो सम्म
- तरख्यो ढल्या - नगाउँ कृषि माथि भत्केपाटी बाटो सम्म
- तरख्यो ढल्या - नगाउँ चाइनिजको घर पछाडि हुदै - शेषनारायणको घर -नगाउँ भत्केपाटी सडक सम्म
- सल्यान स्थान माथिल्लो गाउँ - तल खनाल गाउँ हुदै - विष्णु देवी तिनथाना जाने दोबाटो सम्म
- चम्पादेवी साभा पसल तल - पश्चिम - मच्छेनारायण जाने बाटो
- चम्पादेवी बडा ढ कार्यालय जाने बाटो - रिसोर्ट जाने बाटो - पुष्पलाल प्रतिस्थान सम्म
- भत्केपाटी - विष्ट गाउँ - सिम खापा मुहान सम्म
- नगाउँ दोबाटो - सिकुछें पिपल बोट सम्म
- नगाउँ स्कूल - सिकुछें जाने बाटो सम्म
- सिकुछें जाने बाटो ( श्याम महर्जनको ) घर - दक्षिणको जाखा खापा ट्याँकी जाने गोरेटो बाटो । ( छुगाउँ खा.पा.धारा सम्म )
- छुगाउँ - नगाउँ - बुढिको घर - नगाउँ चिवा सम्म
- पागाँ सिनेमा हल - पश्चिम - चिखु - सिकुछें जाने बाटो सम्म
- नगाउँ रिभरभ्याली - चिखु (उत्तर - पूर्व ) पागाँ जाने मुल बाटो सम्म
- नया बजार - भाजंगल सम्म
- नेपाल पथेरावाट दक्षिण पश्चिम हुदै नव निर्मित मोटर बाटो - उत्तर पूर्व आदिनाथ जाने खुड्किला सम्म
- नयाबजार - भाजंगल चिहान - भाजंगल ट्याँकि सम्म

## 6.0. Access Road A (4.5 m ROW)

केन्द्र रेखावाट २.२५ मि सम्म कुनै पनि स्थाई खालका निर्माण कार्य गर्न नदिने ।

- चोभार गेट जाने बाटो सम्म
- ट्याडला फाट क्षेत्रका २००मि सम्म लम्वाई भएका हालका गोरेटो बाटोहरु । चोभार गेट जाने बाटो सम्म
- हिटिफल सागल - सल्यानस्थान जाने बाटो ( दक्षिण ) सम्म ।
- हिटिफल सागल कान्छा महर्जनको जग्गावाट पश्चिम - सल्यानस्थान जाने बाटो ।

- नगाउँ शेषनारायणको घरको दक्षिणमा पर्ने बाटो बाट उत्तरमा - पुष्प सडन स्कुलको जग्गाको पूर्व हुदै की.मा.वि. जाने बाटो सम्म।
- भाजंगल चिहान - स्नोलापन कार्पेट फ्याक्टरी - पाँगा बाटो सम्म ।
- भाजंगल चिहान - पाँगा मा वि स्कुल दक्षिण - चोभार गेट जाने बाटो सम्म ।
- भाजंगल चिहान - पाँगा मा वि स्कुल - सिधा दषिण चोभार गेट जाने बाटो सम्म ।
- भाजंगल पाँगा - चोभार गेट बाटोका बीच तिरका गोरेटो बाटोहरु

### **7.0 Access Path (3.00 m ROW)**

- केन्द्रबाट १.५०मि सम्मका हाल विद्यमान गोरेटो बाटोहरु

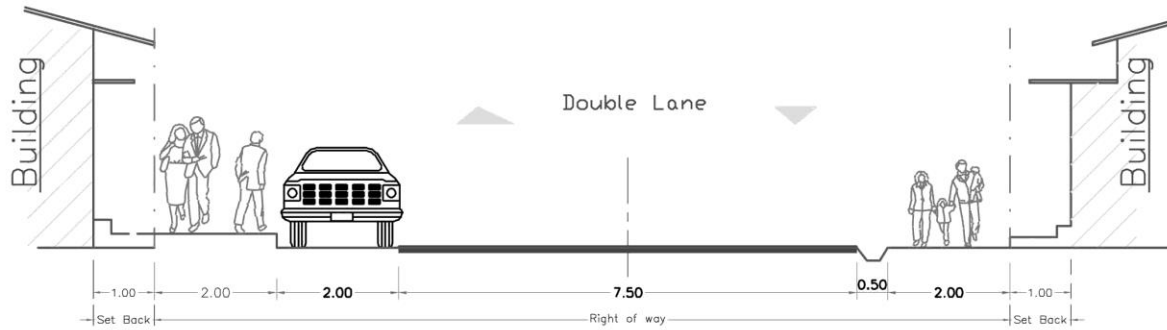
### **8. Cal the Sac (Deal End Road)**

### PROPOSED ROAD BY LAWS

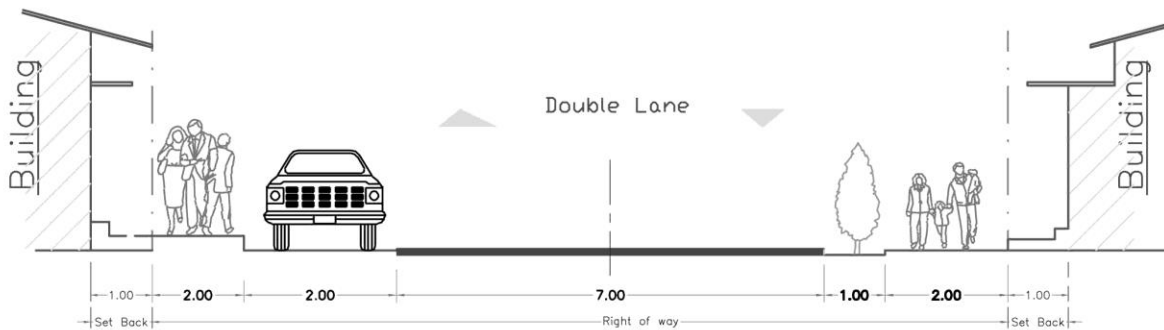
Kirtipur Municipality

#### Collector Road ROW 14.00M

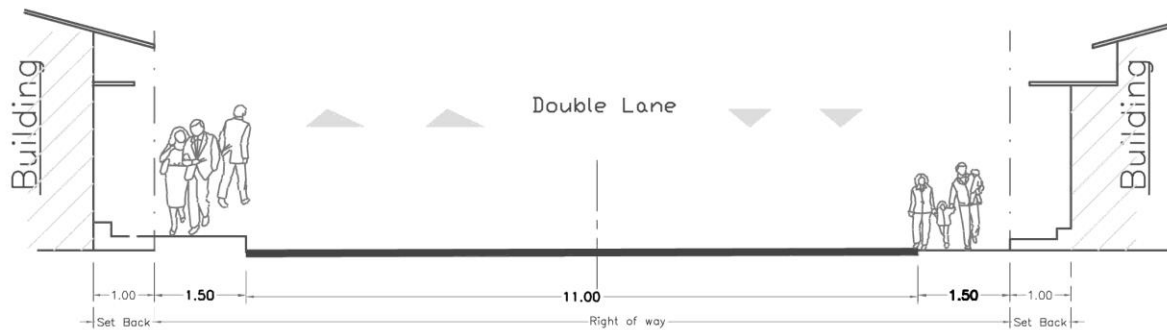
(1) 7.50m Double Lane + Parking + Side drain + Side Walk both



(2) 7.00m Double Lane + Parking + Greenery 1m + Side Walk



(3) 11.00m Intermediate four Lane + Side Walk both

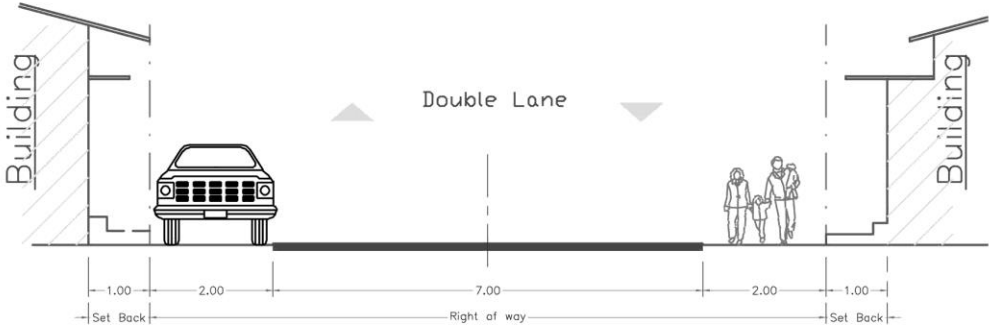




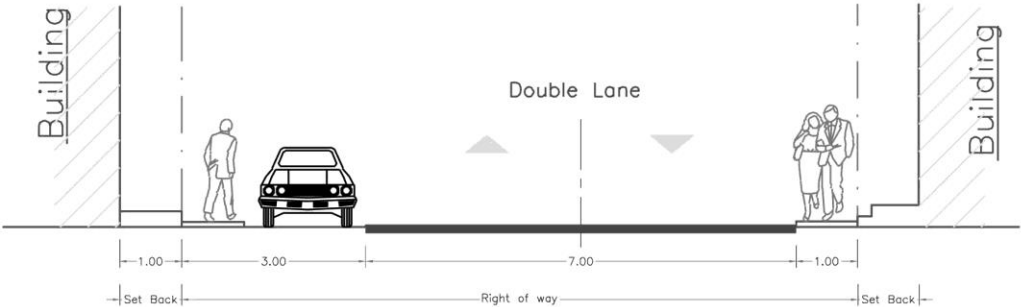
PROPOSED ROAD BY LAWS  
Kirtipur Municipality

Local Road ROW 11.00M

(1) 7.00m Double Lane +Parking +Side Walk



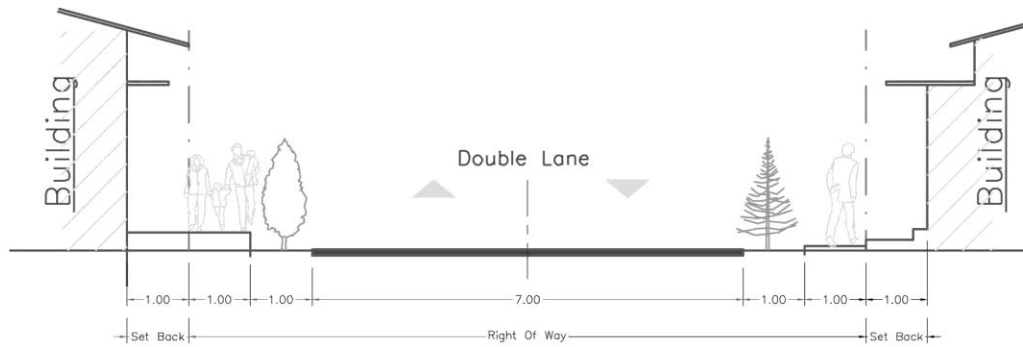
(2) 7.00m Double Lane +2m Parking +1m Side Walk both sides



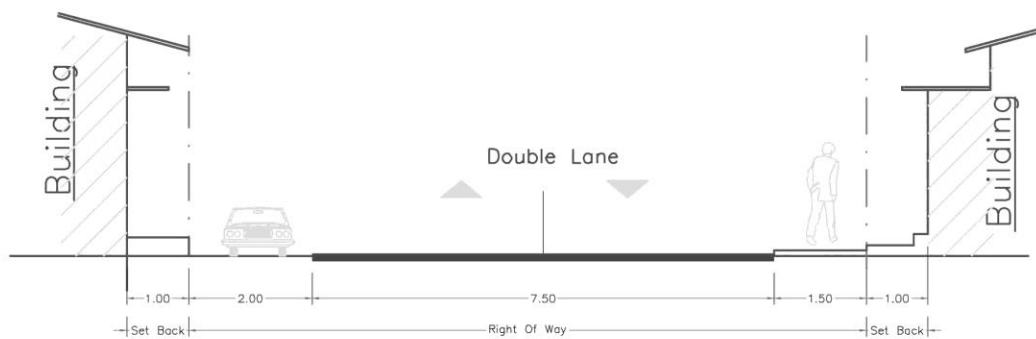
PROPOSED ROAD BY LAWS  
Kirtipur Municipality

Local Road ROW 11.00M

(3) 7.00m Double Lane + Greenery 1m + Side Walk 1m both sides



(4) 7.50m Double Lane + 2m Parking + 1m Side Walk

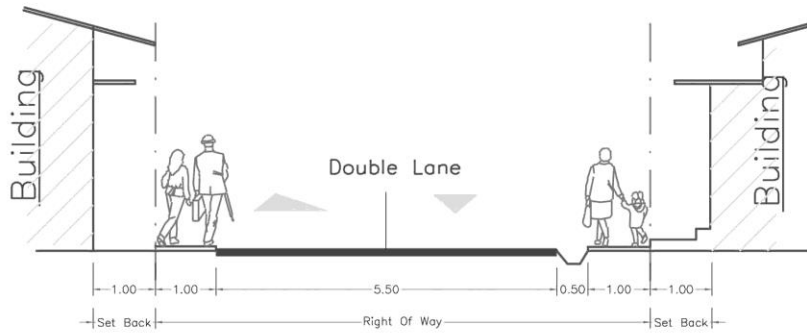


PROPOSED ROAD BY LAWS

Kirtipur Municipality

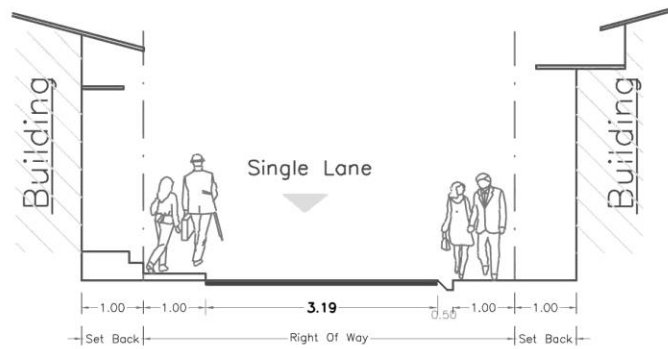
ACCESS Road C, ROW 8.00M

- (1) 5.50m Double Lane +0.50 Drain +1m Side Walk 1m both sides

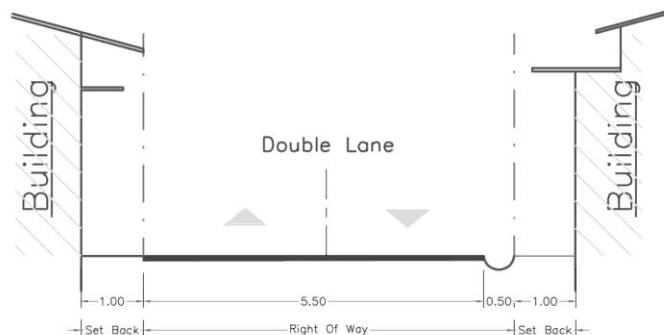


ACCESS Road B, ROW 6.00M

- (1) 3.75m Single Lane + Drain + With 1.0m Side Walk both Side



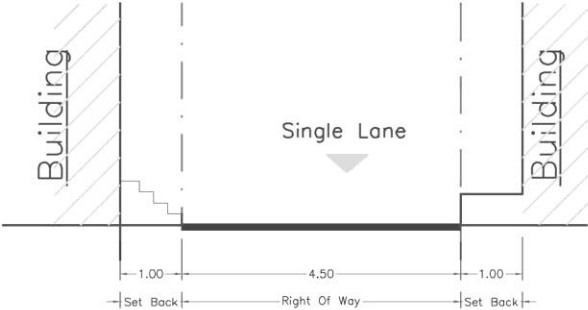
- (2) 5.50m Double Lane + .50m Drain (Intermediate Lane)



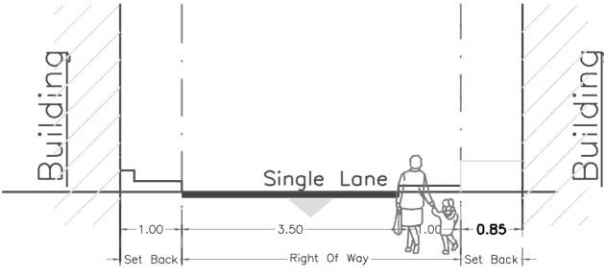
PROPOSED ROAD BY LAWS  
Kirtipur Municipality

ACCESS Road A, ROW 4.50M

(1) 4.50m Single Lane Without Side Walk



(2) 3.50m Single Lane With 1.0m Side Walk



## 5. Heritage By-Laws - General

The general purpose of Regulations for Heritage Conservation is to prescribe development and building controls, together with municipal policies aiming to protect areas, buildings and structures of historical, architectural and cultural importance, as well to guide their development and harmonious adaptation.

The Heritage By-Laws were prepared on the basis of the Kathmandu Metropolitan City Planning and Building Ordinance, Final Draft, October 2001 A.D. and the Building By-Laws for Kathmandu and Lalitpur Municipal Areas by the Kathmandu Valley Town Development Committee, 2064.

This ordinance may be cited as the Heritage By-Laws as part of the Planning By-Laws of Kirtipur Municipality and is applicable to all areas of Kirtipur located within the administrative boundaries of Kirtipur Municipality.

These By-Laws are comprised of two documents: the by-laws as contained in this document and the map “Cultural Heritage Conservation”, part of the Land Use Map of Kirtipur Municipality. These two documents have statutory status and the same legal binding power.

This ordinance also applies to the prepared or to be prepared Local Area Conservation Plans in more detail for any part of the Kirtipur Municipality area. In the event of a discrepancy in the regulation for any one area in this ordinance and a Local Area Conservation Plan, the provision of such Local Area Conservation Plan shall prevail.

### Zones declared for protection of architectural heritage

Prescriptions in this chapter refer to the by-laws and guidelines of chapter 2.1 ka “Preserved Monument Sub-Zone” of the Kathmandu Valley Building By-Laws by Kathmandu Valley Town Development Committee 2064 B.S. (2007 A.D.).

#### 1. Core Zones and Old Settlements

All places of old settlements within the Kirtipur Municipality area, including Kirtipur, Panga, Nagaon, Chobar, Gamcha, Bhajangal and Itagol not covered by Monument Sites and Local Area Conservation Plans.

#### Development control:

General development controls shall apply for all core areas and old settlements and protected areas and objects in it, like monuments, buildings, structures, developed and undeveloped land and open spaces.

#### **Demolition control:**

Without a Demolition Permit issued by Kirtipur Municipality no demolition shall take place of any building or structure located in the core areas and old settlements.

The issue of a **Demolition Permit** for a building or structure will be only considered by Kirtipur Municipality on simultaneous request for a Building permit for proposed redevelopment of the same land.

A **documentation** (drawing/photo) of the old building has to be submitted together with the request of demolition.

Kirtipur Municipality may refuse to give the issue of a Demolition Permit until such time that the owner has provide sufficient guarantees that the proposed redevelopment will take place within one year and the renewal within one year and is fulfilling all requirements of new building structures for a Conservation Area.

---

**Land use controls:**

A Building or Structure inside the core areas and old settlements shall only be used for the purpose for which it was originally constructed.

Land uses permitted are defined in the municipalities land use map and planning by-laws.

**Restriction on development and redevelopment:**

No development or redevelopment or engineering work or additions, alternations repairs, renovations including painting of buildings, replacement of special features or plastering on any building or structure in the core areas and old settlements which has impact on the aesthetic quality of any building or changes the appearance shall take place without approval of the Municipality.

**Site planning Controls:**New constructions:

Vacant public and private land either not previously developed, or its vacancy resulting from collapse or demolition of a previous building may only be considered for development upon approval by Kirtipur Municipality.

Kirtipur Municipality may describe in the building permit specific requirements and conditions with regard to the height, the external building materials to be used, style to be adopted and regarding the purpose for which the subject building or structure is going to be built or modified and used.

Protection of public open spaces

All publicly accessible open spaces (streets, squares, chowks, etc.) shall be preserved in their present state and size. No any construction and replacement of any building or structure therein (e.g. temples, patis, monuments, pavements, water tanks, electric transformers, cable and street lighting poles) shall be allowed without approval of the Municipality.

Building lines and Setbacks:

In closed frontage condition, the façade of a new building shall be placed in the existing building line of a street, square, courtyard or public right of way and be constructed over full width of the plot.

Building and Setback lines will be shown in the Municipality's Land Use Map and/or local area maps.

Artefacts:

Exiting door stones (mandala/pikha lukha) or similar artefacts of historical value, located in or on the pavement of either private or public, right of way shall be protected and not be moved or displaced without approval.

Plot frontage:

No plot frontage shall have a width of less than 6 meters.

Plot subdivision:

No subdivision is permitted of facades less than 12 meters belonging to a historical building.

Plot coverage:

As a general rule, a new building to be constructed on a plot not previously developed and an existing building to be enlarged shall not exceed resulting plot coverage of 80%.

A building that is replacing a previous, legal building that has been legally demolished may have the same plot coverage as the previous building to the extent of 100%.

Height of buildings and structures:

In general in a protected area, the height of a new building or structures should not exceed the height of any existing old building in the same lane, or located in the same area.

---

Otherwise the maximum height of a building shall be 35ft (10.5 meters) on top of a building, including construction of water tank stands and water tanks and maximum four storeys.

### **Construction and Design -Controls and Guidelines:**

#### Modification of old buildings:

The modification like additional storeys, modulation of façade, adjustments of height of storeys, windows and doors shall be only allowed with approval of Kirtipur Municipality.

#### Façade materials:

- No SURFACE MODULATION of any existing building or structure is allowed without approval of the Municipality.
- The Façades of all new constructions inside the core zones and old settlements should be finished with clearly visible fair face brick work.
- No cement/lime plaster is allowed on the façade of any new or existing construction.
- Buildings with R.C.C. and steel frame structure visible from outside are not allowed.
- Buildings with R.C.C. structures concealed with bricks should be allowed.
- Garnish paint colours on existing plaster have to be approved by the Municipality.

#### Not allowed colours:



#### Allowed colours:



#### Windows and doors:

Metal shutters are not allowed inside the Heritage Conservation areas.

Doors and windows have to be made of wood. Existing traditional carved windows and doors are not allowed to be replaced.

Timber windows should harmonize with the traditional Newari-Window size of 3'X5'.

#### Roofs

Any existing jhingati tile roof shall be not replaced.

Roof terraces at the frontage side shall be constructed as prescribed in the chapter 6, annex, number 2.1 of the Kathmandu Valley Building By-Laws by Kathmandu Valley Town Development Committee 2064 B.S. (2007 A.D.)

Roofs shall have a sloping overhang not less than 25 degrees.

#### Projections (chhajja for protection from rain and sunlight)

No projections shall be made over public land, neighbouring plots and Right of Way of roads and paths.

Cantilevers in reinforced concrete are only allowed above the third and top floors in the entire core areas and old settlements. In no case walls, railings, or any other structure can be build on these cantilevers, except to provide a sloped roof (jhingati).

Besides above mentioned guidelines, detailed other design controls and guidelines should be referred to chapter 6, annex, of Kathmandu Valley Building By-Laws by Kathmandu Valley Town Development Committee 2064 B.S. (2007 A.D.).

## 2. Monument Sites

Various archaeological and historical places fall under this sites such as Bahal, Bahil, Temple, Durbar Square. As such, the concerned authority could approve construction without affecting to the historical, cultural and architectural environment as well as without mis-utilisation of traditional architecture of this area. Construction of new buildings or structures and modification of old buildings and structures shall be only allowed with approval of the Kirtipur Municipality.

Additionally to the by-laws of core zones and old settlements these by laws shall be followed for monument sites:

The roofs of all private houses surrounding monument sites or are part of it should be in traditional Nepalese style, sloped on two sides except for temples and shrines. The roofs should be made with jhingati or mud tiles. Plain or artistic support of wood (Tundal) could be given on the roof.

Wooden balcony shall be allowed to construct generally at the third floor projected over the owners land.

Cornice should be projected up to 9 inches beyond the surface of the wall to separate each floor of the building.

Apron of 1-1.5 ft height and 2 ft width could be constructed in front of the land connecting with that of the neighbouring building.

Existing courtyard indicated in the cadastral map should be retained. The responsibility of conservation and restoration shall remain with the users. No construction shall be made in the courtyard. Additionally, permission shall not be granted to construct projections over the courtyard such as cantilever projected rooms, balconies, etc. The sidewalk of the courtyard shall be regarded as its integral part.

Any construction to be undertaken in this zone by governmental, semi-governmental or non-governmental organisations (relating to roads, sewer, electricity, telephone, etc.) should have prior approval of Kirtipur Municipality, implementation committee, and Departement of Archeology.

Repairs and reconstruction of existing buildings which reflect the traditional Nepalese style and the style of the Rana Period, shall be carried out by retaining the original style.

Approval from the Department of Archaeology should be obtained while dismantling buildings within monument sites.

Construction of basements and semi-basements shall be permitted if such constructions do not affect neighbouring houses as well as monuments and sources of water.

Permission for residential and related use such as business (handicrafts) religious and cultural activities shall be given if such activities do not affect the uniqueness of the monument sites.

For the preservation of Monuments and Monument Sites it should also refer to the Historical Monument Conservation Act, 2013 B.S.

### Most important Monuments and Monument Sites of Kirtipur Municipality:

#### Kirtipur Core Area

Monument/Monument Site	Kind of monument	Location
1. Chilanchu Vihar	Courtyard, Stupas, Patis, Agam house	Chilanchu
2. Jagat Pal Vihar	Bahal	Chilanchu Vihar
3. Buddha Dharma Sangha	Shikhara Temple	Longadeg tol
4. Bagh Bhairab	Courtyard, three storey temple	Bagh Bairab



5. Narayan Mandir	Composite Temple	Depukhusi Tol
6. Uma Maheswor	three storey temple	KvachoTol
7. Indrayani Pith	open field shrine	Indrayan Pith
8. Chithu Bahal	Bahal Courtyard	Chithutol
9. Lokeshvar	Shikhara Temple	Singha Duval Tol
10. Buddha Mandir	Shikhara Temple	Shinga Duval Tol
11. Chve Bahal( Harsha-Kirti Vihar)	Bahal	Singha Duval Tol
12. Kve Bahal (Karunaka Ram Vihar)	Bahal	Tajaph Tol
13. Tanani	open space with Stupa, Patis	Tanani Tol
14. Dev Dhoka	open space with ancient town gate	Dev Dhoka Tol
15. Sarasawati	Composite temple	
16. Layaku	open place with Patis, Stupas, Durbar Square	Layaku Tol
17. Yaka Bahal	Bahal	Tajaph Tol
18. Kusi Bahal	Bahal	Tajaph Tol
19. Ghat Pati	Rest house	Balkhu Ghat
20. Shiva Mandir and Dhunge Dhara	Stone temple and Stone waterspout	Hitichafa Tol

#### Panga Core Area

Monument/ Monument Site	Kind of Monument	Location
1. Hari Shankar Temple	Rectangular based Temple	Lachhi Tol
2. Lacchi Chowk	Temple Complex	Lacchi Tol
3. Narayan Temple	Composite Temple	Bhujinda Tol
4. Deukhel	Temple Complex	Deukhel
5. Dhusi Tol	Neighbourhood	Dhusi Tol
6. Pati and Vidnantak Ganesh Dewal	Temple and Pati	Dhokafal Tol

#### Chobar Core Area

Monument/ Monument Site	Kind of Monument	Location
1. Jalbinayak Temple	Temple complex	outside core area
2. Adinath Temple	Temple complex	Cho Bahal
3. Vishnu Devi Temple	Temple complex	Bajanghal

#### Nagaon Core Area

Monument/ Monument Site	Kind of Monument	Location
1. Balkumari Temple	Temple complex	Nagaon Tol

### **3. Heritage Conservation Areas**

Heritage Conservation Areas shall be declared and for these areas Local Area Conservation Plans shall be prepared for all such parts of the Kirtipur Municipality area that require an integrated planning approach to ensure that the set aims for Heritage Conservation will be met.

The Conservation Areas are declared, by the Municipality Board as being of particular historical, architectural or cultural importance and for this reason need lasting protection.

The protected areas (Heritage Conservation Areas) may be supplemented, reviewed or modified from time to time by the Board of the Municipality.

The Regulations for Heritage Conservation apply to all areas defined as Heritage Conservation Areas and all monuments, buildings, structures and open spaces located therein.

The Location of the Core Areas, Monuments, Monument sites as well as prepared and proposed Local Area Conservation Plans are documented in the map “Cultural Heritage Conservation”.

The regulations are legally binding until the Municipality developed Local Area Conservation Plans for particular areas and sites inside the Heritage Conservation Areas.

Existing Heritage Conservation Areas:

1. Tanani and Chilanchu, Kirtipur Ward No. 3 and 4
2. Uma Maheshwor/Layaku/Bagh Bhairav, Kirtipur Ward No. 1

Proposed Heritage Conservation Areas:

1. Khasi Bazaar, historical water tanks (Pokhari), Kirtipur Ward No. 5
2. Manatwah Tol, chowk, Yaka and Chithu Bahi and traditional dwelling houses, Kirtipur Ward No. 4
3. Kutujhol Tol, chowk and traditional dwelling houses, Kirtipur Ward No. 5
4. Chobar Core Area, monument site Adinath Temple and traditional dwelling houses, Kirtipur Ward No. 14
5. Panga, Lachhi/Bhujinda/Dathal/Deukhel Tols, monuments and traditional dwelling houses, Kirtipur Ward No.9,10,11
6. Nagaon, Centre, monuments and traditional dwelling houses, Kirtipur Ward No. 16

**Local Area Conservation Plans**

A Local Area Conservation Plan should be prepared by the Municipality for each site with a particular cultural value. These plans should include maps at a scale 1:1000 or 1:500

The plans and maps should at least outline and/or prescribe:

- all existing buildings, structures and open spaces, regarding type of use, physical structure, etc.
- a detailed land use designation
- Development controls for all existing and future building, as permissible height, land coverage, building lines etc.
- design guidelines for future buildings and redevelopments
- conservation and development proposals outlining all essential parts of the area to be preserved, as well the desired or acceptable location and extent of new buildings and structures that may be added in future.

Land use, development and building controls prescribed in an Local Area Conservation Plan shall take precedence over regulations prescribed in any other regulations of the Municipality.

**Development Freezes:**

Once the decision has been taken to prepare a Local Area Conservation Plan, the Municipality may decide to add a development freeze in order to safeguard the planning for the area to be covered by the proposed plan. This development freeze may demand that:

- development projects, which involve the erection, alteration or change of use of physical structures may not be implemented, or that physical structures may not be removed.
  - as long as the Local Area Conservation Plan is not prepared, no building permits for the described area are issued.
  - not affected by the development freeze are developments for which building permission has been granted prior to the development freeze.
-

### **Conservation Support Policies of Kirtipur Municipality**

Kirtipur Municipality will mobilize resources and take all other necessary actions to support owners of historical buildings in conserving their historic properties.

Depending on available resources:

- provision of traditional building materials and skilled craftsmen at no or reduced costs
- financial compensation for extra cost of traditional construction over modern, more economical construction
- technical assistance for preparations of designs, technical drawings and specifications, supervision of construction etc.
- Exemptions of fees for a Building permit and the possible exertion from one or more of the local taxes

### **ANNEXES**

Lists: Inventory System of Monuments and Heritages of Kirtipur Municipality “Documentation of Historical and Religious Monuments of Kirtipur Municipality”, Draft Report 2005, prepared by Shobha Shrestha on behalf of Urban Development through local efforts (udle)

Chapter 6, annex, of Kathmandu Valley Building By-Laws by Kathmandu Valley Town Development Committee 2064 B.S. (2007 A.D.).

Maps: “Cultural Heritage Conservation” (part of Land Use Zone Map)  
Local Area Conservation Plans of Tanani/ Chilancha and Uma Maheshwor/ Layaku/ Bagh Bairav Mandir

---

## Annex: Documentation of Historical and Religious Monuments of Kirtipur Municipality

Draft Report 2005, prepared by Shobha Shrestha  
on behalf of Urban Development through local efforts (udle)

Kirtipur Municipality has two hundred sixty five (265) monuments of archaeological important and historical buildings, among them there are :-

<u>Type of the monuments</u>	<u>Number</u>
1. Temple (Mandir)	57
2. Patis (Falcha)	59
3. Chaityas (Chiba)	64
4. Open Shrine	10
5. Dhunge Dhara (Gaa hiti)	10
6. Historical Gates (Dhoka)	8
7. Pond (Pukhu)	10
8. Dyo chhen	8
9. Vihara and Bahi	7

The monuments written in ***bold, italic*** were added by the Kirtipur Municipality and are not mentioned in the Documentation prepared by S. Shrestha.

### Table of monuments of archaeological important and historical buildings:

S. N.	NAME OF MONUMENT	TYPE OF MONUMENT	Place
1	Bagh Bhairav Temple	Temple	Ward No.- 1
2	Mana Vinayak	Temple	Ward No.- 1
3	Ram Chandra Temple	Temple	Ward No.- 1
4	Bhawani Shanker Temple	Temple	Ward No.- 1
5	(Yamaleshor) Shiva Temple	Temple	Ward No.- 1
6	Shridhrt Temple	Temple	Ward No.- 1
7	Narayan Temple	Temple	Ward No.- 1
8	Ganesh Temple	Temple	Ward No.- 1
9	Indrayani Dyo Chhen	Goddess House	Ward No.- 1
10	Tulsi Dewal	Temple	Ward No.- 1
11	Miscellaneous Monument & Images	Images	Ward No.- 1
12	Dafa Falcha (Pati)	Pati	Ward No.- 1
13	Dafa Falcha (Pati)	Pati	Ward No.- 1
14	Garud Narayan Falcha (Pati)	Pati	Ward No.- 1
15	Jaladroni (Jarū)	Dhara	Ward No.- 1

S. N.	NAME OF MONUMENT	TYPE OF MONUMENT	Place
16	Ganesh Shrine	Image	Ward No.- 1
17	Narayan Temple	Temple	Ward No.- 1
18	De Pukhu (Pond)	Pond	Ward No.- 1
19	Ganesh Pati	Pati	Ward No.- 1
20	Laxmi Narayan Pati	Pati	Ward No.- 1
21	Chaitya	Chaitya	Ward No.- 1
22	Taleju Ghar	House	Ward No.- 1
23	Dabali	Platform	Ward No.- 1
24	Chaitya and Dharma Dhatu Mandala	Chaitya	Ward No.- 1
25	Pasuka Window	Window	Ward No.- 1
26	Ganesh Pati	Pati	Ward No.- 1
27	Pati	Pati	Ward No.- 1
28	Chaitya & Dharma Dhatu Mandala	Chaitya	Ward No.- 1
29	Chaitya	Chaitya	Ward No.- 1
30	Narayan Dewal	Temple	Ward No.- 1
31	Gachhe Gate	Gate	Ward No.- 1
32	Shiva Temple	Temple	Ward No.- 1
33	Gachhe Stone Spout	Dhara	Ward No.- 1
34	Chaitya and Mandala	Chaitya	Ward No.- 1
35	Pati, Gate & Pond	Pati, Gate & Pond	Ward No.- 1
36	Dewali Sthan	Open Shrine	Ward No.- 1
37	Stone Spout	Dhara	Ward No.- 1
38	Ganesh Temple	Temple	Ward No.- 1
39	Chaitya	Chaitya	Ward No.- 1
40	Uma-Maheshor Temple	Temple	Ward No.- 1
41	Laxmi Narayan Temple	Temple	Ward No.- 1
42	Pengathan	Open Shrine	Ward No.- 2
43	Kot Gar	House	Ward No.- 2
44	Dafa Falcha (Bhajan Pati)	Pati	Ward No.- 2
45	Chaitya and Dharma Dhatu Mandala	Chaitya	Ward No.- 2
46	Saraswati Temple	Temple	Ward No.- 2
47	Manjusri Paduka Temple	Temple	Ward No.- 2
48	Chundyo	Shrine	Ward No.- 2
49	Gorakhnath	Image	Ward No.- 2
50	Dyo Dhoka Pukhu (Pond)	Pond	Ward No.- 2
51	Pati Dyo Dhopha	Pati	Ward No.- 2
52	Dyo Dhoka	Gate	Ward No.- 2
53	Chaitya and Dharma Dhatu Mandala	Chaitya	Ward No.- 2
54	Indrayani Pith	Sthan	Ward No.- 2
55	Pati	Pati	Ward No.- 2
56	Pati	Pati	Ward No.- 2
57	Pati	Pati	Ward No.- 2
58	Ganesh Dewal & Shiva Linga	Temple	Ward No.- 2
59	Tulsi Math, Chaitya & Mandala	Chaitya	Ward No.- 2

S. N.	NAME OF MONUMENT	TYPE OF MONUMENT	Place
60	Pati	Pati	Ward No.- 2
61	Devasthan Open Shrine	Shrine	Ward No.- 2
62	Chaitya	Chaitya	Ward No.- 2
63	Chaitya	Chaitya	Ward No.- 3
64	Pati	Pati	Ward No.- 3
65	Chithu Vihara Gate	Gate	Ward No.- 3
66	Ganesh Temple and Pati	Temple & Pati	Ward No.- 3
67	Chithu Bahi (Vihara)	Monastery	Ward No.- 3
68	Tanani Chaitya	Chaitya	Ward No.- 3
69	Ta Nani Pati	Pati	Ward No.- 3
70	Chithu Chaitya	Chaitya	Ward No.- 3
71	Ganesh Pati	Pati	Ward No.- 3
72	Chaitya and Mandala	Chaitya	Ward No.- 3
73	Bhariya Pukhu (Pond)	Pond	Ward No.- 3
74	Two Open Shrine and Stone Spout	Dhara	Ward No.- 3
75	Kuseswor Mahadeva Temple, Parvati Temple, Uma Maheshor Dewal and Saraswati Dewal	Temple	Ward No.- 3
76	Open Shrine	Kuldavata Sthan	Ward No.- 3
77	Ganesh Shrine	Kuldavata Sthan	Ward No.- 3
78	Two Patris	Pati	Ward No.- 3
79	Genesh Pati	Pati	Ward No.- 3
80	Gutpau Chaitya	Chaitya	Ward No. - 4
81	Falcha Pati	Pati	Ward No. - 4
82	Lohan Dega (Buddha Dharma Sangha Temple)	Temple	Ward No. - 4
83	Yaka Baha	Monastery	Ward No. - 4
84	Chaitya and Mandala	Chaitya	Ward No. - 4
85	Jalasakan Narayan	Image	Ward No. - 4
86	Lokeshore Dewal	Temple	Ward No. - 4
87	Kushi Baha	House	Ward No. - 4
88	Maja	Chaitya	Ward No. - 4
89	Stone Spout (Dhunge Dhara)	Dhara	Ward No. - 4
90	Kwe Baha	House	Ward No. - 4
91	Chaitya	Chaitya	Ward No. - 4
92	Chwe Baha	House	Ward No. - 4
93	Ganesh Dewal and Pati	Pati, Temple	Ward No. - 4
94	Chaitya	Chaitya	Ward No. - 4
95	Garud Narayan Pati	Pati, Images	Ward No. - 4
96	Chaitya	Chaitya	Ward No. - 4
97	Chaitya and Mandala	Chaitya	Ward No. - 4
98	Padmavali Chaitya and Shiva Linga	Chaitya/ Shiva Linga	Ward No. - 4
99	Tulsi Math	Math	Ward No. - 4
100	Ganesh Pati	Pati	Ward No. - 4
101	Dhwakasi Gate	Gate	Ward No. - 4
102	Lokeshore Temple	Temple	Ward No. - 4

S. N.	NAME OF MONUMENT	TYPE OF MONUMENT	Place
103	Shakayamuni Buddha Temple	Temple	Ward No. - 4
104	Chilancho Chaitya	Chaitya	Ward No. - 4
105	Jagatpal Mahavihara (Kwapa Dyo)	House	Ward No. - 4
106	Chakra Chaitya	Chaitya	Ward No. - 4
107	Dyopala House	Sattal	Ward No. - 4
108	Mavin Pukhu (Pond)	Pond	Ward No. - 5
109	Bhin Pukhu (Pond)	Pond	Ward No. - 5
110	Labha Pukhu (Pond)	Pond	Ward No. - 5
111	Shiva Temple (Shivalaya)	Temple	Ward No. - 5
112	Tulsi Math	Math	Ward No. - 5
113	Private Building	House	Ward No. - 5
114	Palifa Gate	Gate	Ward No. - 5
115	Bhagirath Statue	Image	Ward No. - 5
116	Ganesh Pati	Pati	Ward No. - 5
117	Pati (Bhajan Falcha)	Pati	Ward No. - 5
118	Deep Well	Well	Ward No. - 5
119	Chaitya	Chaitya	Ward No. - 5
120	Chaitya and Mandala	Chaitya	Ward No. - 5
121	Chaitya	Chaitya	Ward No. - 5
122	Lokeshore Dewal	Temple	Ward No. - 5
123	Narayan Dewal	Temple	Ward No. - 5
124	Tulsi Math	Math	Ward No. - 5
125	Chaitya and Mandala	Chaitya	Ward No. - 5
126	Jaru and Shivalinga	Dhara	Ward No. - 5
127	Ganesh Dewal and Pati	Pati	Ward No. - 5
128	Chardham Dewal	Temple	Ward No. - 5
129	Chaitya and Mandala	Chaitya	Ward No. - 5
130	Ganesh Temple	Temple	Ward No. - 6
131	Ganesh Pati	Pati	Ward No. - 6
132	Chaitya	Chaitya	Ward No. - 6
133	Amoghasiddhi Dewal	Temple	Ward No. - 6
134	Ganesh Pati	Pati	Ward No. - 6
135	Pati	Pati	Ward No. - 6
136	Tulsi Math	Math	Ward No. - 5
137	Samal Gate	Gate	Ward No. - 6
138	Two Deep Well (Inar)	Well	Ward No. - 6
139	Chaitya, Mandala and Ganesh Pati	Pati & Chaitya	Ward No. - 6
140	Pati	Pati	Ward No. - 6
141	Ganesh Pati	Pati	Ward No. - 6
142	Ghat Pati	Pati	Ward No. - 6
143	Stupa	Chaitya	Ward No. - 6
144	Shiva Temple	Temple	Ward No. - 6
145	Pati	Pati	Ward No. - 6
146	Stone Spout	Dhara	Ward No. - 6

S. N.	NAME OF MONUMENT	TYPE OF MONUMENT	Place
147	<i>Bagh Bairav</i>	<i>Temple</i>	<i>Ward No. - 7</i>
148	<i>Champa Devi</i>	<i>Temple</i>	<i>Ward No. - 7</i>
149	Chaitya	Chaitya	Ward No. - 9
150	Lokeshore Dewal	Temple	Ward No. - 9
151	Chaitya	Chaitya	Ward No. - 9
152	Chaitya and Mandala	Chaitya	Ward No. - 9
153	Chaitya	Chaitya	Ward No. - 9
154	Mahankal Dewal	Temple	Ward No. - 9
155	Ganesh Dewal and Shiva Linga	Temple	Ward No. - 9
156	Hari Shankar Temple	Temple	Ward No. - 10
157	Vishnu Devi Dyochhen	House of Goddess	Ward No. - 10
158	Nasadyo Chhen and Dabali	House & Dabali	Ward No. - 10
159	Sattal and Dyo Pukhu	Pati & Pond	Ward No. - 10
160	Chaitya	Chaitya	Ward No. - 10
161	Chaitya	Chaitya	Ward No. - 10
162	Chaitya	Chaitya	Ward No. - 10
163	Chaitya	Chaitya	Ward No. - 10
164	Pati	Pati	Ward No. - 10
165	Vriseswor Narayan Temple	Temple	Ward No. - 10
166	Pati	Pati	Ward No. - 10
167	Chaitya and Mandala	Chaitya	Ward No. - 10
168	Chaitya Mandala	Chaitya	Ward No. - 11
169	Pati and Vidhanantak Ganesh Dewal	Temple	Ward No. - 11
170	Chaitya	Chaitya	Ward No. - 11
171	Loh Ki	Image	Ward No. - 11
172	Ganesh Dewal	Temple	Ward No. - 11
173	Balkumari Bicha Guthi Ghar (Sattal)	Pati	Ward No. - 11
174	Balkumari Dewal	Temple	Ward No. - 11
175	Dighu Pati (Bhajan Pati)	Pati	Ward No. - 11
176	Ganesh Dewal, Chaitya and Mandala	Chaitya	Ward No. - 11
177	Chaitya	Chaitya	Ward No. - 11
178	Buddha Dewal and Mandala	Chaitya	Ward No. - 11
179	Pati, Jalasyan Narayan, Shiva Dewal	Temple	Ward No. - 11
180	Chaitya	Chaitya	Ward No. - 11
181	Kamal Pokhari, Shiva Linga and Bashah	Pond & Image	Ward No. - 11
182	Pati	Pati	Ward No. - 11
183	Seto Ganesh Temple	Temple	Ward No. - 11
184	Pati, Shiva Dewal, Chaitya	Pati & Chaitya	Ward No. - 11
185	Chaitya	Chaitya	Ward No. - 11
186	Ichhadari mahadev Pokhari	Pond	Ward No. - 12
187	Chaitya and Mandala	Chaitya	Ward No. - 12
188	Sulakshan Kirti Vihara	House	Ward No. - 13
189	Runied Pati	Pati	Ward No. - 13
190	Stone Spout, Pati and Chautara	Dhara	Ward No. - 13



S.N.	NAME OF MONUMENT	TYPE OF MONUMENT	Place
191	Ganesh Dewal	Temple	Ward No. - 13
192	Chaitya and Gate	Chaitya & Gate	Ward No. - 13
193	Pati	Pati	Ward No. - 13
194	Pati	Pati	Ward No. - 13
195	Chaitya	Chaitya	Ward No. - 13
196	Stone Step with Lions and Chaitya	Image & Chaitya	Ward No. - 13
197	Tutelary Deity	Open Shrine	Ward No. - 13
198	Garudsthan	Sthan	Ward No. - 13
199	Pinga Dyo, Pati, Stone Plateform	Open Shrine	Ward No. - 14
200	Pati, Bathing Platform, Lichhavi Chaitya, Small Niche	Pati, Platform, Chaitya	Ward No. - 14
201	(Co-Baha outer Complex)		
202	Co Baha Complex with Adinath Temple	Temple	Ward No. - 14
203	Agan Chhen	House	Ward No. - 14
204	Group of Chaitya and Mandala	Chaitya	Ward No. - 14
205	Chaitya	Chaitya	Ward No. - 14
206	Maulo (Sacrifice Pole)	Pole	Ward No. - 14
207	Ruins of a Pati	Pati	Ward No. - 14
208	Dyo Pala Chhen	House	Ward No. - 14
209	Pati	Pati	Ward No. - 14
210	Northern Gate	Gate	Ward No. - 14
211	Chaitya	Chaitya	Ward No. - 14
212	Pati	Pati	Ward No. - 14
213	Gate	Gate	Ward No. - 14
214	Degu Dyo	Image	Ward No. - 14
215	Char Vinayak Dewal, Krishana Dewal, Shiva Linga, Pati	Temple	Ward No. - 14
216	Krishna Temple	Temple	Ward No. - 14
217	Balkumari Pith	Image	Ward No. - 14
218	Pati	Pati	Ward No. - 14
219	Tri Ratna Dewal, manjusri Dewal, Radha Krishna Dewal,	Temple	Ward No. - 14
220	Brahma Dewal, Shiva Linga, Basaha Platform		
221	Chaitya, Pati, Dewal	Pati & Chaitya	Ward No. - 14
222	Gwa Nani pati	Pati	Ward No. - 14
223	South Gate	Gate	Ward No. - 14
224	Buddha Dewal, Marble Chaitya	Temple & Chaitya	Ward No. - 14
225	Laxmi Narayan Dewal, Buddha Dewal and Tulsi Math	Math	Ward No. - 14
226	Pati	Pati	Ward No. - 14
227	Shiva Linga and Toran	Shiva Linga & Toran	Ward No. - 14
228	Jal Vinayak Temple	Temple	Ward No. - 14
229	Pati	Pati	Ward No. - 14
230	Sattal	House	Ward No. - 14
231	Pati	Pati	Ward No. - 14

S. N.	NAME OF MONUMENT	TYPE OF MONUMENT	Place
232	Chaitya and Choya Falcha	Chaitya & Pati	Ward No. - 14
233	Jalandhar Pith	Open Shrine	Ward No. - 15
234	Bhairav Sthan	Open Shrine	Ward No. - 15
235	Yaksha	Image	Ward No. - 15
236	Lichhavi Inscription	Image	Ward No. - 15
237	Pati	Pati	Ward No. - 15
238	Taudaha Pokhari	Pond	Ward No. - 15
239	Chaitya and Falcha	Chaitya & Pati	Ward No. - 15
240	Chaitya	Chaitya	Ward No. - 15
241	Balkumari Temple	Temple	Ward No. - 16
242	Chaitya and Mandala	Chaitya	Ward No. - 16
243	Chaitya	Chaitya	Ward No. - 16
244	Balkumari Dyochhen (Aganchhen)	House	Ward No. - 16
245	Ganesh Pati	Pati	Ward No. - 16
246	Chaitya	Chaitya	Ward No. - 16
247	Narayan Dewal	Temple	Ward No. - 16
248	Vishnu Devi Dewal	Temple	Ward No. - 16
249	Chaitya	Chaitya	Ward No. - 16
250	Nariya Hiti (Stone Spout)	Dhara	Ward No. - 17
251	Chaitya, Mandala and Well	Well & Chaitya	Ward No. - 17
252	Narayan, Shiva Linga and Buddha Sthan	Image	Ward No. - 17
253	Nagar Mandop Shree Kirti Vihar (Thai Monastery)	House	Ward No. - 17
254	Sorakhutte Pati	Pati	Ward No. - 17
255	Ganesh Pati	Pati	Ward No. - 17
256	Nhu Falcha (Pati)	Pati	Ward No. - 17
257	Chaitya	Chaitya	Ward No. - 17
258	Ganesh Pati	Pati	Ward No. - 17
259	Chaitya	Chaitya	Ward No. - 17
260	Bhagawati Temple	Temple	Ward No. - 17
261	Maha Laxmi Dewal and Bhumeshore Mahadeva	Temple	Ward No. - 18
262	Stone Temple, Ichha Vinayak and Char Narayan Dewal	Temple	Ward No. - 18
263	Ista Devata Temple, Saraswati Dewal and Open Shrine	Temple	Ward No. - 18
264	Vishnu Devi Temple	Temple	Ward No. - 18
265	Riseswor Mahadeva, Bhagawati Temple, Chaitya and	Temple	Ward No. - 18
266	Mandala		
267	Chaitya, Mandala and Pati	Chaitya, Mandala & Pati	Ward No. - 18

Detailed descriptions of the monuments please find in the above mentioned report.

**Annex: Building Regulations for Zones declared for protection of architectural heritage**

From: Chapter 6, Annex of the Kathmandu Valley Building By-Laws by Kathmandu Valley Town Development Committee 2064 B.S. (2007 A.D.), pp.2 - 24

## 6. Sanctions and Penalties

(1) The Municipality may revoke the Building Permit if there is:

- a breach of a term or condition of the Building Permit,
- a contravention of the provisions of this Ordinance,
- a misrepresentation of facts in any of the application forms, plans or other documents submitted by the applicant when applying for a Building Permit.

(2) The owner of any building or structure that is being constructed or altered, or has been constructed or altered without a Building Permit or in contravention of the provisions of this Permit or this Ordinance, may be instructed by order of the Municipality to demolish part or the whole of that building or structure at his/her own expense, to be commenced within 35 days. By defaulting to obey this order, the Municipality will have this order executed itself on behalf of, and at the expense of the owner.

(3) Any building or structure that is found to be in a condition or being used for an activity not in compliance with the Building Permit issued for that building or structure, or is in the opinion of the Municipality's building experts unsafe for public use, may be ordered:

- to be disconnected from public water and electricity supply, or
- no longer to be used or inhabited and be closed up until such date that return to the approved use or alterations and/or repairs have been carried out to the satisfaction of the Municipality, or
- to be demolished if such building or structure is found to be in a state beyond repair.

(4) Any person that takes, without permission of the Municipality, any action of development or construction that is contravening the provisions of this Ordinance or the Building Permit, the Municipality may impose on such person a penalty or imprisonment, or both, not exceeding:

- a penalty of Rs 100,000 and/or imprisonment for a term of one (1) year for any development or the construction of any building without a valid Building Permit,
  - a penalty of Rs 100,000 and/or imprisonment for a term of one (1) year for exceeding the maximum permitted FAR, PCR and building height,
  - a penalty of Rs 50,000 and/or imprisonment for a term of six (6) months for using land or a building for a non-permitted land use,
  - a penalty of Rs. 50,000 and/or imprisonment for a term of six (6) months for obstructing action taken by the Municipality to undo or rectify any illegal development or construction.
  - a penalty of Rs. 50,000 and/or imprisonment for a term of six (6) months for infringing any other provision of this Ordinance.
-

## 7. Content of the Land Use Plan

The Land Use Plan shall represent in basic form the type of land uses arising for the entire municipal territory in accordance with the intended urban development that is proposed to correspond to the anticipated needs of the Municipality.

The Land Use Plan consists of various maps and may show in particular:

- **Map 01: Kirtipur Municipality – Base Map 2064/2007**
- **Map 02: Kirtipur Municipality – Administrative Boundaries 2064/2007**
- **Map 03: Existing Land Use 2049/1992**
- **Map 04: Existing Land Use 2053/1996**
- **Map 05: Existing Land Use 2064/2007: Non Built-up Zones and Built-up Zones**
- **Map 06: Existing Road Network 2064/2007**
- **Map 07: Existing Water supply system 2064/2007**
- **Map 08: Existing Sewage system 2064/2007**
- **Map 09: Existing and Proposed Solid Waste Management 2064/2008**
- **Map 10: Existing and Proposed Green and Conservation Zones 2064-2084 B.S. (2007-2027A.D.)**
- **Map 11: Existing and Proposed Cultural Heritage Conservation 2064-2084 B.S. (2007-2027A.D.)**
- **Map 12: Proposed Land Use Zone Map 2084/2027: Non Built-up Zones and Built-up Zones**
- **Existing Electricity Network 2064/2007 (not prepared yet)**
- **Existing Telecommunication Network 2064/2007 (not prepared yet)**

## 8. References

Kathmandu Valley Building By-Laws by Kathmandu Valley Town Development Committee 2064 B.S. (2007 A.D.)

Government of Nepal, Local Self Governance Act 2055 B.S. (1999 A.D.)

Government of Nepal, Monument Heritage Act 2013 B.S.

KMC, Urban Planning and Building Ordinance, Final Draft, version June 2002

---

**Annex: Other Standards related to the Building By-Laws**

From: Chapter 5, “Other Standards related to the Building By-Laws” of the Kathmandu Valley Building By-Laws by Kathmandu Valley Town Development Committee 2064 B.S. (2007 A.D.), pp. 8 - 21

1. Electricity Regulations, pp. 8-11
2. Petrol Pump Regulations, pp. 12-16
3. Cinema Halls, pp. 17-18
4. Planned Housing, pp. 19-21

Planned Residential Sub-Zone (from: chapter 2 of the Kathmandu Valley Building By-Laws by Kathmandu Valley Town Development Committee 2064 B.S. (2007 A.D.), p. 15)

---