

The Bangkok Comprehensive Plan 2013 (B.E.2556)

Visions and Objectives

The Bangkok Comprehensive Plan 2013 (B.E.2556) was initiated as a guideline for developing Bangkok. The Plan, a guideline for maintenance of proper land use activities both in urban and rural areas of Bangkok, covers a total area of 1,568.73 square kilometers according to the official administrative boundaries of the city. It helps promoting property value, transportation system, public utilities, public services, and environment in the city. There are 5 visions according to the Plan as follows:

- Vision 1 A metropolis with attractive national arts and culture identities.
- Vision 2 A metropolis of convenience with the comprehensive transportation networks.
- Vision 3 A metropolis that is the economic and technological center of Southeast Asian Region.
- Vision 4 A metropolis that is the center of administration, major social institutions, and international organizations.
- Vision 5 A healthy metropolis that promote conservation of natural environment.

There are 12 objectives of the Bangkok Comprehensive Plan 2013 (B.E.2556) regarding all mentioned 5 visions, as follows:

1. To promote better quality of life of Bangkok residents by providing adequate and standardized social services, public utilities and amenities.
2. To promote Bangkok as an important business, commercial, and service center of the country and of Southeast Asian Region by providing appropriate facilities to increase Bangkok's competitiveness against other metropolises.
3. To promote Bangkok as a tourism center; a gateway to Thailand, and to other ASEAN countries by developing tourism resources and services.
4. To promote Bangkok as an administrative center and the location of major national and international institutes by developing a gorgeous zone of the governmental institutes and international organizations.
5. To promote convenient, fast and secure modes of travelling by developing efficient mass transit system and comprehensive transportation networks.
6. To ensure jobs and housing balance for commute trip reduction by promoting development, improvement, and restoration of Bangkok residential areas and suburban community centers.

7. To enhance environment quality by promoting risk and pollution-free, skilled labor and high technology oriented manufacturing industries in Bangkok.

8. To preserve the productivity of the existing agricultural areas in Bangkok by controlling urbanization in accordance with the concept of compact city development.

9. To promote the identity of the Bangkok and Thailand by preserving and restoring indigenous arts and culture including those of significant architectural, historical, and anthropological values.

10. To conserve environment and natural resources by promoting conservation, maintenance and restoration.

11. To strengthen personal and asset safety by preventing and mitigating distress from either natural or man-made disasters.

12. To promote solution against global warming by expanding green area in order to reduce greenhouse gases.

Land Use Control Regarding the Ministerial Regulation on the Bangkok Comprehensive Plan 2013 (B.E. 2556)

Land Use Control

There are 3 categories of land use according to Bangkok Comprehensive Plan 2013 (B.E. 2556) : Permitted Uses, Prohibited Uses and Conditional Uses.

“Permitted Uses” are listed as land use allowed within a zoning district. The intended purpose of a permitted use within a district is to encompass both principle uses and accessory uses. For example, the principle uses are single houses and low-density residents and the accessory uses are small shops or stores, schools and nursing home.

“Prohibited Uses” are prohibited list of activity to settle within a particular district. The activities in the list are considered to have common functional or nuisance characteristics. For example, an extra-large building in the low-density area or factories that create environmental problems or hazardous materials.

“Conditional Uses” are uses to be permitted under condition(s) or exception in order to protect neighboring or surrounding properties. The conditions are defined for the proper site such as a location on the appropriate width of road or within 500 meters of the operated MRT station. For instance, a large building with an activity that is prone to affect community environment or capability of infrastructure service should be put under condition of sufficient road width or located within 500 meter from operated rail-based public transportation.

Density, Bulk and Open Space Control

The regulations regarding density, bulk and open space control are determined to control the building height and create a balance between the buildings and land use activities. These regulations are as follows:

“Floor Area Ratio (FAR)” means the ratio of the total floor area of all floors in all buildings to the size of the land that the buildings are located. The FAR system aims to control the floor area according to the objectives of different land uses in areas and to balance between the development densities and public utilities services.

“Open Space Ratio (OSR)” means the ratio of the total area of the uncovered space to the total floor area of all buildings on the same land plot. The OSR system aims to specify the extent of open space that have to be related with the floor area of any building. Moreover, this regulation is also defined the Biotope Area Factors (BAF) that have to be no less than 50 percent of the open space of any building. This factor aims to mitigate the storm drainage and global warming problems.

“Minimum Lot Size” means the minimum size of the land plot by subdivisions. This aims to prevent an overcrowding of communities especially in the low density area and to conserve the environment of the agriculture area.

“Maximum Height of Building” means the maximum height of the structure that can be measured from the ground level to the highest point of the building. This regulation aims to preserve the urban surrounding, visualization and landscape.

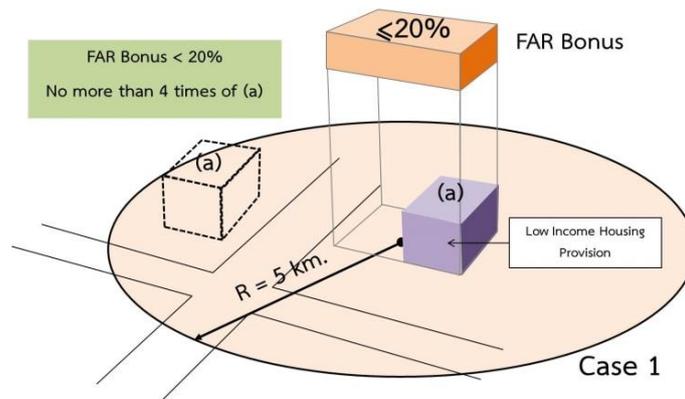
“Building Setback” means the distance from the boundary of the land plot to the edge of the structure of the building that defined as uncovered space. This regulation aims to create privacy and preserve the urban surrounding, visualization and landscape.

Special Privileges or FAR Bonus System

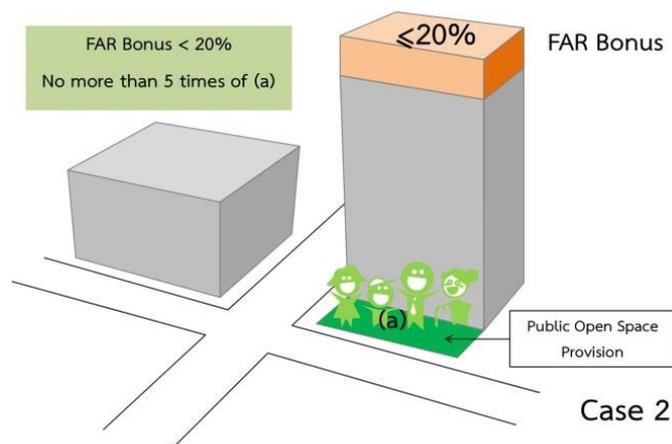
To promote development in order to achieve the objectives of the Plan, five points of special FAR privileges or Bonus Systems are introduced to motivate developers or the land owners to conduct public beneficent project. These are explanations of each FAR Bonus.

Case 1 Encouragement for the low income housing development. This measure supports the Plan’s objective to promote the standard of people’s living by providing adequate and standardized social services such as housing. If any housing project developers decide to provide low income housing for residents or for those who have been living before development, they will gain the FAR Bonus.

The extra FAR is not more than 4 times of the floor area of low income housing provided in the project and not more than 20% of the restricted FAR.

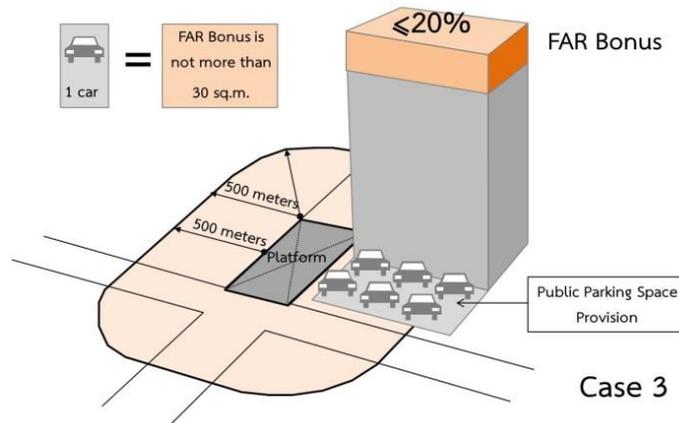


Case 2 Encouragement for green open space in urban area. This measure supports the Plan’s objectives to standardize public utilities and amenities, to conserve environment and natural resources and to solve global warming problem by expanding green area. If any project developers of public buildings, in accordance with the building control regulation, decide to provide public open space in front of their buildings, they will gain the FAR Bonus. This measure is restricted only to the high-density residential zones (R.8–R.10) and the commercial zones (C.2–C.5) according to the Land Use Zoning Plan. The extra FAR is not more than 5 times of the area of the acquired public open space provided in the project area and not more than 20% of the restricted FAR.



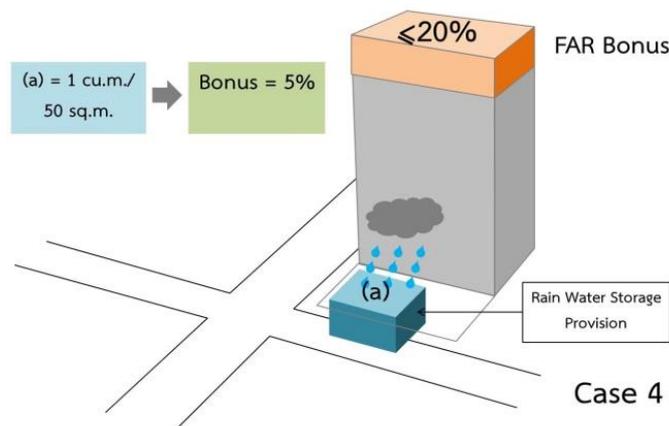
Case 3 Encouragement for the public parking space in the public buildings. This measure supports the Plan’s objective to develop and promote efficient mass transit system and comprehensive transportation networks. It is restricted for the public buildings located within 500 meters from the 8 rail-based public transportation stations located in the suburb area and can be used as the park and

ride stations. They are Thailand Cultural Center Station, On-Nut Station, Lat Krabang Station, Hua Mak Station, Bang Bumru Station, Taling Chan Station, Udomsuk Station and Bearing Station. If any project developers of the public buildings, in accordance with the building control regulation, decide to provide public parking space according to this case, they will gain the FAR Bonus. The extra FAR is not more than 30 m^2 for each additional parking lot and not more than 20% of the restricted FAR. Moreover, this extra FAR is excepted concerning the restricted FAR and OSR.



Case 4 Encouragement for the provision of natural green open space and rain water storage.

This measure supports the Plan’s objectives to conserve environment and natural resources and to solve global warming problem by expanding green area. If any project developers decide to provide rain water storage in the project area, they will gain the FAR Bonus. If the capacity of the rain water storage is not less than 1 m^3 per 50 m^2 of the project area, the extra FAR will be 5%. The extra FAR can be increased proportionally up to 20% of the restricted FAR, if the capacity is more than 1 m^3 per 50 m^2 of the project area.



Case 5 Encouragement for the Green Building Construction concept. If any project developers decide to follow the green building construction concept which approved by the Thai Green Building Institute (TGBI) and defined by the regulation of the energy conservation encouragement, they will gain the FAR Bonus according to its level. This can be clarified in cases: 1) in case of the Certified Level Green Building (1st level), the extra FAR can be no more than 5% of the restricted FAR, 2) in case of the Silver Level Green Building (2nd level), the extra FAR can be no more than 10% of the restricted FAR, 3) in case of the Gold Level Green Building (3rd level), the extra FAR can be no more than 15% of the restricted FAR, and 4) in case of the Platinum Level Green Building (4th level), the extra FAR can be no more than 20% of the restricted FAR.

