

Summary of Land Use Regulation under the Ministerial Regulation on the Bangkok Comprehensive Plan 2013 (B.E.2556)

Land Use Categories	R.1	R.2	R.3	R.4	R.5	R.6	R.7	R.8	R.9	R.10	C.1	C.2	C.3	C.4	C.5	I.1	I.2	I.3	A.1	A.2	A.3	A.4	A.5	H.1	H.2	
Detached house																										
Semi-detached house	x																		x	x	x	x				
Row house / townhouse	x	1																	x	x	x	x				
Residential row building / shop house	x	2																	x	x	x	x				
Shared residential building with area no more than 1,000 sq.m.	x	2																	x	x	x	x	4			
Shared residential building with area no more than 2,000 sq.m.	x	x	3															x	x	x	x	x	x	x	x	
Shared residential building with area no more than 5,000 sq.m.	x	x	3	1*												x	x	x	x	x	x	x	x	x	x	
Shared residential building with area no more than 10,000 sq.m.	x	x	3	1*							x	2	2			x	x	x	x	x	x	x	x	x	x	
Shared residential building with area more than 10,000 sq.m.	x	x	x	x	3	3	3				x	3	3			x	x	x	x	x	x	x	x	x	x	
Commercial operations of row building / shop house	x	2	1																x	x	x	x				
Commercial operations with area no more than 100 sq.m.																										
Commercial operations with area no more than 300 sq.m.	x	2																	2	2	2	2				
Commercial operations with area no more than 500 sq.m.	x	3	2													2	x	x	x	x	x	3	2			
Commercial operations with area no more than 1,000 sq.m.	x	x	3													3	x	x	x	x	x	x	3			
Commercial operations with area no more than 2,000 sq.m.	x	x	x	2												x	x	x	x	x	x	x	x	x	2	
Commercial operations with area no more than 5,000 sq.m.	x	x	x	x	2											x	x	x	x	x	x	x	x	x	x	
Commercial operations with area no more than 10,000 sq.m.	x	x	x	x	3	3	2	2	1	1	2	2	1			x	x	x	x	x	x	x	x	x	x	
Commercial operations with area more than 10,000 sq.m.	x	x	x	x	x	x	3	3	2	2	x	3	3	2	2	x	x	x	x	x	x	x	x	x	x	
Business offices of row building / shop house	x	2	1																							
Business offices with area no more than 100 sq.m.																										
Business offices with area no more than 300 sq.m.	x	2																	x	2	x	x	1			
Business offices with area no more than 500 sq.m.	x	x	2	1	1														x	x	x	x	x			
Business offices with area no more than 1,000 sq.m.	x	x	x	2	1											x	x	x	x	x	x	x	x			
Business offices with area no more than 2,000 sq.m.	x	x	x	x	x	2	2	1								x	x	x	x	x	x	x	x	x		
Business offices with area no more than 5,000 sq.m.	x	x	x	x	x	3	2	2								x	x	x	x	x	x	x	x	x		
Business offices with area no more than 10,000 sq.m.	x	x	x	x	x	x	3	3	2	2	2	2	2			x	x	x	x	x	x	x	x	x	2	
Business offices with area more than 10,000 sq.m.	x	x	x	x	x	x	x	x	2	1	x	3	3	2	1	x	x	x	x	x	x	x	x	x	x	
Hotels with rooms no more than 50 rooms	x	2	2	2												x	x	x	x	x	x	x	x			
Hotels with rooms no more than 80 rooms	x	2	2	2	2	2	2	2								x	x	x	x	x	x	x	x	x		
Hotels with rooms more than 80 rooms	x	3	3	3	3	3	2	2	1	1	2	2	2	2	1	x	x	x	x	x	x	x	x	x	x	
Marketplaces with area no more than 1,000 sq.m.	1	1	1	1	1	1	1	1								x	x	x	1	1	1	1	1	1	1	
Marketplaces with area no more than 2,500 sq.m.	x	x	2	2	2	2	2	2	1	1	2	2	1	1	1	x	x	x	x	x	x	2	2	x	x	
Marketplaces with area no more than 5,000 sq.m.	x	x	3	3	3	3	3	3	x	x	3	3	3	x	x	x	x	x	x	x	x	3	3	x	x	
Marketplaces with area more than 5,000 sq.m.	x	x	3	3	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	3	3	x	x	
Petrol storage facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	3	x	x	x	
Retail petrol stations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	x	x	
Gas storage facilities	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	
Retail gas stations	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	3	x	x	x	
Retail NGV stations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	x	1	1	1	1	1	1	x	x	
Convention halls / exhibition halls	x	x	3	3	3	3	3	3	2	2	3	2	3	2	2	x	x	x	x	x	x	x	x	x	x	
Entertainment establishments	x	x	x	x	x	x	x	x								x	x	x	x	x	x	x	x	x	x	
Theatres	x	x	x	3	3	3	3	3								x	x	x	x	x	x	x	x	2	2	
Amusement parks	x	x	3	3	3	3	3	3	3	3	3	3	3	3	3	x	x	x	x	x	x	3	3	x	x	
Car racetracks	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	x	
Horse racetracks	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	x	
Gun shooting gallery	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	x	
Animal zoos	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	3	x	x	x	
Animal sanctuaries					x	x	x	x	x	x	x	x	x	x	x	x	x	x							x	x
Factory of row building / shop house	x	x	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	x	x	x	x	9	x	x	
Factory with area no more than 100 sq.m.	x	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	x	9	9	9	x	x	
Factory with area no more 300 sq.m.	x	x	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	x	x	x	5	5	x	x	
Factory with area no more 500 sq.m.	x	x	x	x	9	9	9	9	9	9	9	9	9	9	9	9	9	9	x	x	x	5	5	x	x	
Factory with area more than 500 sq.m.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	9	9	x	x	x	x	x	x	x	x	
Concrete mixing units (temporary)	x	x	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	x	x	10	10	x	x	
Slaughterhouses / animal holding pens	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x		x	x	x	
Agro – industrial silos and warehouses	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x			x	x	
Animal husbandry for commercial purpose	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x						x	x	
Seawater / brackish water aqua farming	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x				4	x	x	x	
Bus / coach terminals	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	x	x	x	x	2	x	x	2	x	x	
Storehouse / cargo / freight	x	x	x	x	3	3	3	3	3	3	3	3	3	3	3				x	x	x	3	3	x	x	
Transaction / storage of used mechanic parts	x	x	x	2	2	2	2	x	x	x	2	2	x	x	x				x	x	x		x	x	x	
Transaction / storage of scrap with area more than 100 sq.m.	x	2	2	2	2	2	2	x	x	x	x	x	x	x	x			x	2	x	2	2	2	x	x	
Garbage / waste disposal facilities	x	6	6	6	x	x	x	x	x	x	x	x	x	x	x	6	6	6	x	x	x	6	6	x	x	
Hazardous material disposal facilities	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	5	5	5	5	x	x	5	x	x	x	
Cemeteries and crematoriums	5	5	5	5	5	5	5	7	7	7	7	7	7	7	7	5	5	5	5	5	5			7	7	
Educational institutes for the high school and lower level																x	x		8	8	8					
Educational institutes for the bachelor and higher degree level	x	x	x	x	2	2	2	2	2	2	2	2	2	2	2	x	x	x	x	x	x	x	x	2	2	
Medical clinics																5	5	8		8						
Foster homes or nurseries for children																x	x	x								
Foster homes or care facilities for the elderly																x	x	x								
Foster homes or care facilities for handicap																x	x	x								
Advertisement signs / bill boards	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	x	4	4	4	x	x	
Labor or worker camps / houses (temporary)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10			10	10	
Floor Area Ratio: FAR ^(A) (: time)	1	1.5	2.5	3	4	4.5	5	6	7	8	5	6	7	8	10	2	1.5	1	0.5	1	0.5	1	1	3	4	
Open Space Ratio: OSR ^(B) (percentage)	40	20	12.5	10	7.5	6.5	6	5	4.5	4	6	5	4.5	4	3	15	20	40	100	40	100	40	40	10	7.5	
Building front set back (meter) ^(C)	2	2 ^(D)																	2	2	2	2	2			
Building side set back (meter) ^(C)	2	1																	1	2	1	1	1			
Building rear set back (meter) ^(C)	2	2																	2	2	2	2	2			
Minimum lot size in land subdivision project (sq.wah.)	100	50 ^(E)																	1,000	100	1,000	100				
Maximum height of building (meter)	12	12																	12	12	12	12	12			

Conditions: X = Not permitted

- 1* = Located on a road with no less than 10 m. right of way/or within 500 m. of the operated MRT station
- 1 = Located on a road with no less than 12 m. right of way/or within 500 m. of the operated MRT station
- 2 = Located on a road with no less than 16 m. right of way/or within 500 m. of the operated MRT station
- 3 = Located on a road with no less than 30 m. right of way/or within 500 m. of the operated MRT station
- 4 = Condition regarding the location / site
- 5 = Condition regarding the related activities

- 6 = Condition regarding being under control of / subject to the BMA permission
- 7 = Condition regarding the replacement of old establishment
- 8 = Condition regarding the size or level of service
- 9 = Condition regarding the addendum to the Ministerial Regulation
- 10 = Condition regarding being temporary located in a construction unit or adjacent area
- 11 = Condition regarding exemption of the specified activities in the Ministerial Regulation