Warm Welcome to
City Planning Department
Bangkok Metropolitan Administration

Day Month Year
○ About the organization

○ Characteristics of Bangkok, Thailand

○ The Outline of Existing City Planning laws and Regulations
  • The Bangkok Comprehensive Plan 2013 (B.E.2556)
  • The Bangkok Code of Law Regarding City Planning
  • The Land Use Zoning Plan
  • Density, Bulk and Open Space Control
  • Special Privileges or FAR Bonus System
Bangkok Metropolitan Administration (BMA)

- A special local government in accordance with the Bangkok Metropolitan Administration Act 1985.
- Be responsible for the management of the city of Bangkok.
- 4 offices, 15 departments and 50 district offices.

The fifteen departments mostly cover the BMA’s functions specified by laws.
Bangkok Metropolitan Administration (BMA)

Organization Chart

Board of Adviser to Governor of Bangkok

The BMA Civil Service Commission

Governor of Bangkok

Permanent Secretary For the BMA

The Bangkok Metropolitan Council

The Bangkok Metropolitan Council Secretariat

Office of the BMA Civil Service

The Governor of Bangkok Secretariat

Office of the Permanent Secretary for the BMA

Finance Department

The BMA Budget Department

Strategy and Evaluation Department

Culture, Sports and Tourism Department

Social Development Department

Public Works Department

Traffic and Transportation Department

Drainage and Sewerage Department

Medical Service Department

Inspector Department

Fire and Rescue Department

Health Department

City Planning Department

Environment Department

Education Department

Commercial Organization of Bangkok Administration

BMA Youth Centers

BMA Vocational Schools

BMA Public Libraries

Social Service Offices

50 District Councils

50 District Offices

431 Compulsory Schools

Pawn Shop Office

City Market Office

Office of BMA’s Weekend Markets

Housing Development Office

Krungthep Thanakom Co.,Ltd.
CPD is responsible for city planning and prepares the Bangkok plans including the Bangkok Comprehensive Plan, the Specific Plan and area development plans and etc.

- 6 divisions are charged in the department.
- 233 officials working in the department.
Characteristics of Bangkok, Thailand

- Located in the central region of the country.
- Total area of 1,568.74 sq.km
- Approximately registered population of 5.7 millions and a hidden population of 2.6 millions (in 2010)
- Gross Provincial Product in 2012 (CVMs: reference year 2002) of 2,938,160 millions of Baht (90,488 millions of US dollars) (33.27% of the country)
- Average GPP per capita of 436,479 Baht a year in 2012 (13,443 US dollars) (2.17 times of the country)
The Outline of Existing City Planning laws and Regulations

Town Planning Act B.E. 2518 (1975)

**Comprehensive Plan**
- 5 years cyclic with 2 times in each 2 years extended
- Charged by provincial office of the Department of Public Works and Town & Country Plan (DTCP)
- Elements:
  - land use plan
  - open space plan
  - infrastructure plan
  - transportation plan

**Specific Plan**
- reviewed and approved by
  - The Board of Town and Country Planning
  - The 3 relevant Sub-committees

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The Building Control Act, B.E. 2522 (1979)

The Condominium Act (No. 3), B.E. 2542 (1999)

The Land Development Act, B.E. 2543 (2000)


The Factory Act, B.E. 2535 (1992)

The Public Health Act, B.E. 2535 (1992)
Spatial plans which are not enacted under laws and regulations

- **Regional Scale**
  - National Plan
  - Regional Plans
  - Sub Regional Plan
  - Basin Area Plan
  - Provincial Structure Plan

- **Urban and Community Scale**
  - District Plan
The Outline of Existing City Planning laws and Regulations

City Planning of the Bangkok Metropolis

- The Bangkok Comprehensive Plan (Ministerial Regulation No.116, 1992)
- The Bangkok Comprehensive Plan, 1st Revision (The Ministerial Regulation No.414, 1999)

  *The first comprehensive plan was formulated by the City Planning Department, BMA (the local government)*

- The Ministerial Regulation on The Bangkok Comprehensive Plan 2006 (B.E.2549) (2nd Revision)
- The Ministerial Regulation on The Bangkok Comprehensive Plan 2013 (B.E.2556) (3rd Revision)
  - *It has been enforced by May 2013*
Infrastructure Plan (Water Treatment Plants and Drainage Network)
The BMA had to promulgate the regulations enacted as the overlay control for the land use, building use, activities, and the height of building in some certain areas.
10 major categories (26 minors) of land use zoning control can be defined

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Code</th>
<th>Zone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>R.1-R.4</td>
<td>The low-density residential zone</td>
<td></td>
<td>The warehouse Zone</td>
</tr>
<tr>
<td>R.5-R.7</td>
<td>The medium-density residential zone</td>
<td></td>
<td>The rural and agricultural conservation zone</td>
</tr>
<tr>
<td>R.8-R.10</td>
<td>The high-density residential zone</td>
<td></td>
<td>The rural and agricultural zone</td>
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<tr>
<td>C.1-C.5</td>
<td>The commercial zone</td>
<td></td>
<td>The Thai art and cultural conservation zone</td>
</tr>
<tr>
<td>I.1-I.2</td>
<td>The industrial zone</td>
<td></td>
<td>The government institutes, public utilities and amenities zone</td>
</tr>
</tbody>
</table>
## Land Use Control

### Activities Control
- Permitted Uses
- Prohibited Uses
- Conditional Uses

### Bulk Control
- Floor Area Ratio (FAR)
- Open Space Ratio (OSR)
- Minimum Lot Size
- Maximum Height of Building
- Building Setback
Density, Bulk and Open Space Control

Various Values of Floor Area Ratio (FAR)

Floor Area Ratio (FAR)
1:1 Ratio

To control height of buildings and density of a certain areas.
Density, Bulk and Open Space Control

Various Values of Open Space Ratio (OSR)

To control required open space according to the floor area and density of a certain areas.
Density, Bulk and Open Space Control

Land Use Plan Regulation / Biotope Area Factors (BAF)

OSR in each zone

> 50%
Encouragement for the low income housing development

If any housing project developers decide to provide low income housing for residents or for those who have been living before development.
Encouragement for green open space in urban area

If any project developers of public buildings decide to provide public open space in front of their buildings.

- FAR Bonus < 20%
- No more than 5 times of (a)
Special Privileges or FAR Bonus System

Case III

Encouragement for the public parking space in the public buildings

If any project developers of the public buildings decide to provide public parking space (only located within 500 meters from the 8 rail-based public transportation stations).
Encouragement for the provision of rain water storage

If any project developers decide to provide rain water storage in the project area.

(a) = 1 cu.m./ 50 sq.m.

Bonus = 5%

FAR Bonus

<20%

Rain Water Storage Provision
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.

Platinum Bonus = 20%
Gold Bonus = 15%
Silver Bonus = 10%
Certified Bonus = 5%

Case V
FAR Bonus
<20%
Thank You