

The 29th February, 2024.

No.UAU.73/2016/Pt.VIII/55. - In exercise of the powers provided under Section 74 of the Meghalaya Town and Country Planning Act, 1973 as amended (Assam Town Planning Act, 1959) and the National Building Code, 2016, the Government of Meghalaya is pleased to amend the Meghalaya Building Bye-Law, 2021 and notify as follows, namely,-

1. Short title and commencement – (1) These Byelaws maybe called the Meghalaya Building (Amendment) Byelaws, 2024.

(2) It shall come into force from the date of notification in the official Gazette.

2. Amendment of Bye-Law A2. – (1) In Bye-Law A2.4., the existing definition of **Applicant** shall be deleted and shall be substituted as follows, namely,-

“**Applicant**”:- means a person who submits the application to the Competent Authority to erect or re-erect a building and also includes his/her legal representatives and authorized person.”

(2) In Bye-Law A2.12 a., the figure “3” in between “at least and sides” appearing in the second line shall be substituted by figure “2” and the word “and also open to sky” after the word sides appearing in the last line shall be deleted.

(3) In Bye-Law A2.21, after clause (h) of **FAR Exemptions**, new sub- clauses (i) and (j) shall be added, namely,-

“(i) Parking spaces.

(j) Residual floor.”

(4) In Bye-Law A2.29, after clause (g) of **Height Exemptions**, a new clause (n) shall be inserted, namely,-

“(h) Residual Floor of height 1.65 m or less.

(5) In Bye-Law A2.30, the existing definition of **High Rise Building** shall be deleted and shall be substituted as follows, namely,-

“**High Rise Building**’ – Means a building above four (4) storeys, and/or a building 15 meters or more in height.”

(6) In Bye-Law A2.51, the existing definition of **Residual floor** shall be deleted and shall be substituted as follows, namely,-

“**Residual Floor**’ – Means a floor below the ground floor or lower ground floor(s) not exceeding 1.65 metres in height from the floor to the underside of the slab or ceiling arising out of technical compulsion during construction in the case of sloping sites. Residual floor shall not exceed half of the plinth area of the main floor above. This floor shall be considered as part of the substructure and shall be provided with braces or struts as a

measure to counter soft storey effect. The floor shall be used for non-habitable purposes, etc. and shall not be reckoned for the purpose of calculation of FAR or building height."

- (7) In Bye-Law A2.58, the existing definition of 'Soft Roofing Structures on Terrace' shall be deleted and shall be substituted as follows, namely,-

"Soft Roofing Structures on Terrace:- Means soft roofing structures on the terrace of a building with structural members like Steel members, Composite member, Wooden member frames and the like, and roofing sheets like CGI, PPGI, Tensile membrane, Canvas, etc., with no permanent fixtures of any type for the purpose of providing an over head cover for functions/uses permitted on the terrace with conditions as under".

- (8) In Bye-Law A2.58, the existing clause 1. shall be deleted and shall be substituted as follows, namely,-

"In case of commercial occupancy:

- (a) The maximum height of Soft Roofing Structures on the Terrace shall be 2.4 metres.
- (b) Soft Roofing Structures on the Terrace should not exceed 40% of the terrace area inclusive of serving and store pantries, kitchen and water closet compartments, mummy, lift machine room, over-head water tanks, appurtenant structures, AC cooling towers, etc.
- (c) Soft Roofing Structures on the Terrace should be open on at least 2(Two) sides of the terrace floor except for serving and store pantries, kitchen and water closet compartments which should not exceed 30% of Soft roofing structure.
- (d) The overall FAR including Soft Roofing Structures on the Terrace shall not exceed the Compoundable FAR limit and it shall be exempted from building Height but not building permission fees.
- (e) In case of High Rise Buildings, reasonable safety measures and provisions as per Part IV of National Building Code 2016 shall apply.
- (f) An undertaking in the form of an affidavit should be furnished stating that the terrace shall not be used for habitable purposes."

- (9) In Bye-Law A2.60, for the existing definition 'Special Projects' - the words "40% of the plot area" appearing in the last line shall be deleted and shall be substituted by the words "20,000 Sq.ft."

Amendment of Bye-Law A3. - In Bye-Law A3.1, after the existing first paragraph, a new paragraph shall be added as follows, namely,-

"The application shall also be accompanied with an Affidavit cum Undertaking stating the duties and responsibilities of the applicant; compliance that the parking and circulation spaces shall not be converted or blocked or used for any other activity, etc. (sample attached to the byelaws)."

4. **Amendment of Bye-Law A3.2.** –In Bye-Law A3.2, the words “duly prepared as per the provisions laid down in these byelaws” shall be inserted in between the existing word “plans” and “to the authority” appearing in the last line.
5. **Amendment of Bye-Law A4.** – (1) In Bye-Law A4.1.3 Stage 1, the following words, “as applicable:” shall be inserted after the figure “4.1.2”.
(2) In Bye-Law A4.1.3 Stage 2: (c) **Structural Sufficiency Certificate**, the existing words “The plan” shall be deleted and substituted by the new words “In case of existing building and wherever applicable, the application”
6. **Amendment of Bye-Law A5.** – The existing Bye-Law A5 shall be deleted and shall be substituted as follows, namely,-
“The sanction once accorded shall remain valid up to three (3) years from the date of payment of the building permission fees and five (5) years in the case of special projects. Fees for revalidation shall be one-fourth (¼) of the fees paid earlier for a period of three (3) years and five (5) years for special projects. Revalidation shall be subject to the Master Plan/Zonal Plan regulation and building Bye-laws, as in force, for the area where construction has not started. However, where there is litigation or unforeseeable circumstances (force majeure) etc., the building owner shall immediately bring to the notice of the Authority the outcome of such judgments/ circumstance.”
7. **Amendment of Bye-Law A8.** –In Bye-Law A8, the existing clause (g) shall be deleted and shall be substituted as follows, namely,-
“(g) For existing building(s) which exceeds the permissible plot coverage prescribed in the byelaws and a vertical extension is proposed, such proposal shall be considered to the extent that the covered area of the proposal is within the permissible plot coverage, F.A.R. and other provisions of the byelaws. In case, the vertical extension comes under the High rise or special buildings/ projects categories the same shall be as per D3 of the Bye-Laws.”
8. **Amendment of Bye-Law A15.** –In Bye-Law A15.5, in existing clause (vi) after the words “months.” appearing in the last line, the new words “In case of special projects the validity shall be for thirty (30) months for the remaining portion only.” shall be inserted.
9. **Amendment of Bye-Law B2.** – (1) In Bye-Law B2, in the existing sub-clause (a) of clause (ii), the existing words “In case of High rise buildings, special buildings/projects etc. parking spaces shall be allowed on the long setback of the plot if it is 7.00 meters or more and on the other short and rear setbacks if they are not facing a road /street / motorable footpath.” shall be deleted.
(2) In Bye-Law B2, the existing sub-clause (c) of clause (ii) shall be deleted and shall be substituted as follows, namely, -
“(c) Where the plot is located adjacent to a water body (stream or river), the building regulations shall be governed additionally as per the “Meghalaya Water bodies (Conservation & Protection) Amendment Guidelines, 2023”

10. **Amendment of Bye-Law B3.** – (1) In Bye-Law B3, in the existing clause (ii); the word & figure “three (3)” in between “least and sides” shall be substituted by the word & figure “two (2)”.

(2) In Bye-Law B3, the existing “Table B-1: Projections in mandatory Setbacks” shall be deleted and substituted namely:

“Table B-1: Projections in mandatory Setbacks

Setbacks (in meters)	Closed projections (in meters)	Open projections (in meters)
1.00	0.00	0.45
1.20	0.45	0.60
1.80	0.60	0.75
2.40	0.75	1.00
3.00	0.75	1.20
4.50	0.90	1.50

(3) In Bye-Law B3, in the existing Note: clause (iv), the word “two or” appearing in between the word “on” and “three” shall be deleted.

11. **Amendment of Bye-Law B4.** – In Bye-Law B4, after the existing clause (vi), a new clause (vii) shall be inserted, namely,-

“(vii) **Educational:** The minimum plot size shall be as determined by the Government from time to time.”

12. **Amendment of Bye-Law B8.** – (1) In Bye-Law B8, in the existing sub-clause (iii) of clause a), the words “does not” appearing in between the words “floor” and “exceed” shall be deleted.

(2) In Bye-Law B8, after the existing clause (c) a new clause (d) shall be added as follows, namely, -

“d) The minimum lift dimensions shall be 1500 mm x 1500 mm. The minimum width of the lift door shall be 900 mm”.

13. **Amendment of Bye-Law B9.** – (1) In Bye-Law B9.2, in the existing clause (a), after the word “Apartments”, the word “/Hostels/ Guest houses” shall be added and the figure appearing as “1.2 mt.” shall be substituted by the figure “1.25 mt.” therein

(2) In Bye-Law B9.2, after clause (e) the following Notes shall be added:

“Note 1:- Hostels / Guest houses with total sleeping accommodation for not more than 20 persons or 10 rooms, the minimum width provision for stairways/ passageways are 1.25 mt.”

Note 2:- The width of stairs may be accepted to be 1.5 m in case of assembly occupancy having less than 150 persons."

(3) In Bye-Law B9.3, in the existing clause (a), after the word "Apartments", the word "/Hostels/ Guest houses" shall be added and the existing figure "1.2 mt." shall be substituted by the figure "1.25 mt." therein.

(4) In Bye-law B9.4.4, in the third line the words "at least" shall be inserted between the words "have" and "two".

(5) In Bye-Law B9.6, in the existing clause (ii), the existing words "with at least one side adjacent to an external wall and shall be completely enclosed" appearing after the word "unit" shall be deleted.

(6) In Bye-Law B9.6, in the existing clause (iv), the new words "for high rise building" shall be added after the word "permitted".

(7) In Bye-Law B9.7, in the existing clause (viii), the figure "15" appearing in between the words "to" and "per" shall be deleted and the figure "16" shall be substituted.

(8) In Bye-Law B9.7, the existing clause (x) shall be deleted and a new clause (x) shall be substituted, as follows, namely,-

"(x) In the case of high rise developments, Special buildings or Projects, secondary, emergency or fire escape staircase(s) shall be provided within the building envelope and shall not be allowed in the mandatory setbacks as prescribed in these byelaws."

14. Amendment of Bye-Law C1.1 – In Bye-Law C1.1, in the existing clause (x), the figure "190" shall be deleted and shall be substituted by the figure "1905".

15. Amendment of Bye-Law C4 – (1) In Bye-Law C4, in the existing clause (i), the figure and words "250 sqm, special buildings / projects" appearing therein shall be deleted and shall be substituted by the figure and words "500 sqm, Special buildings / projects"

(2) In Bye-Law C4, new clauses (iii), (iv) and (v) shall be added as follows, namely, -

(iii) "Where the structural design / drawing for Govt. projects prepared by CPWD / PWD / any other Govt. Technical agencies, the structural design clearance is exempted and the competent Authority can take appropriate decision in sanctioning the building permission application.

(iv) For the proposed extensions above the existing 4 (Four) storey, the structural design shall be examined and reviewed by the Authority and referred to the SDRP.

(v) For any structural design/drawings requiring the views of the SDRP, the Authority may refer the same to the SDRP".

16. Amendment of Bye-Law C5 – The existing Bye-Law C5 shall be deleted and shall be substituted as follows, namely, -

"All construction shall be carried out under supervision of the Architect on Record, Construction Engineer on Record (CER) or Construction Management Agency on Record (CMAR) as per the Table below: -

TABLE-C.1

Sl No.	Type of Structures	Supervisor
1	High rise buildings, Special buildings, Special projects & various buildings having covered area above 500 m ² .	(i) AR & CER or (ii) CMAR
2	High rise buildings/Special buildings & various buildings having a <i>covered area</i> of upto 500 m ² .	(i) AR & CER or (ii) CMAR
3	High rise buildings/Special buildings & various buildings having a <i>covered area</i> upto 250 m ² .	(i) AR & CER or; (ii) CER
4	Buildings having <i>total floor area</i> of upto 500 m ² .	(i) AR & CER or; (ii) CER
5	Buildings upto G + 2 Floors having <i>total floor area</i> of upto 400 m ² .	(i) AR & CER or; (ii) CER
6	Buildings upto G + 1 Floors having <i>total floor area</i> of upto 200 m ² .	(i) AR & CER or; (ii) Diploma in Architecture & CER or; (iii) CER

Note:- This Table shall be read in conjunction with Table-1 of Appendix - A

Amendment of Bye-Law D1. - (1) In Bye-Law D1, in the existing clause (c), the word "1/3rd of" appearing in between the word "complexes" and "the car" shall be deleted. Also after the last appearing therein word "arrangement," the words "The height of the mechanical or stack parking arrangement from floor to bottom of beam shall be minimum 4.20 meters." shall be inserted.

(2) In Bye-Law D1, in existing clause (d), after the figure "1:6," the words "For special projects, the minimum gradient for a driveway ramp shall be 1:10 or as per NBC 2016." shall be inserted.

(3) In Bye-Law D1, in existing clause (h), the words appearing in last sentence as "The permission holder shall submit an Affidavit cum Undertaking (sample attached to the byelaws) that the parking and

circulation spaces shall not be converted or blocked or used for any other activity." appearing after the word "etc." shall be deleted.

(4) (1) In **Bye-Law D1.1**, in the existing **Table-D-1** at **Serial No. 2**, in columns (c) after the word "rooms" appearing therein the words "and 1 for every 100 Sqm of floor area for dormitories" shall be inserted.

(2) In **Bye-Law D1.1**, in the existing **Table-D-1** at **Serial No. 5 and 6**, in column (c), the figure and words "10 Sq.m. floor area." and "50 Sq.m." appearing therein shall be deleted and substituted by the new figure and words "25 Sq.m. floor area." and "1 per 50 seats." respectively.

18. **Amendment of Bye-Law D2.** – (1) In existing **Bye-Law D2**, in the **TABLE D – 2**, the figures appearing therein in the column 3, 4, 5 & 6 of Sl. No. 1, 2, 3 & 4 shall be substituted and also after Sl. No. 2 new Sl. 2(a) shall be added as follows :-

"TABLE D – 2

Sl. No.	Type of Occupancy	Maximum permissible F.A.R.	Maximum permissible Plot Coverage	Maximum no. of Permissible Floors	Maximum Building Height in metres
				(Inclusive of Basement / Lower Ground Floor / Underground Floor / Cellar)	(Inclusive of Basement / Lower Ground Floor / Underground Floor / Cellar/mezzanine floor / Service Floor)
				Motorable plots	Motorable plots
1	2	3	4	5	6
1	Residential Bungalows	2	50%	4	14
2	Residential Apartments	2.25	50%	6	19
2(a)	Residential Apartments (Plot area up to 5000 Sqft.)	2	60% (Non High rise building)	4	14
3	Commercial	2.25	60%	6	21
4	Institutional	1.5	40%	6	21

Note: No high rise buildings or development shall be permitted in non motorable areas and/or plots with non motorable access".

2) In **Bye-Law D2.1**, the existing **General Notes** shall be deleted and shall be substituted as follows, namely, -

- Note 1:- For plots of land, whether having motorable or non motorable access, with plot width less than 7m, the maximum number of floors permissible shall be limited to 3 (three) only.
- Note 2:- For plots of land, whether having motorable or non motorable access, with plot width less than 10m, the maximum number of floors permissible shall be limited to 4 (four) only.
- Note 3:- Considering specific local site conditions, topography of the land, extent and type of development, building height and number of floors, etc. transfer of setback from one side to another can be permitted by the Authority and the reasons thereof shall be recorded.
- Note 4:- Considering the irregular plot shapes and sizes, slope profile, local topography of building sites, etc., on a case to case basis, where reduced setbacks proposal is received from an applicant, such proposal may be considered only when (i) there is neighbors NOC duly signed and witnessed, (ii) the Plot coverage and FAR should not exceed the permissible limits and (iii) subject to structural design which shall not affect the structural stability of the proposed structure/building and the neighboring structure(s)/buildings."

17. **Amendment of Bye-Law D3.** - In the existing Bye-Law D3, clauses (i), (ii), (iii) and (iv) shall be deleted and shall be substituted as follows, namely, -

D3. PROVISIONS FOR HIGH RISE DEVELOPMENT (1) For plots between 2001 Sqft. and 35000 Sqft., the longest side and short side setback shall have a minimum clear setback of 4.50 meters and 2.50m respectively. Projections (closed or open) of maximum 0.75m measured from the centre line of the columns from a height above 5.50 m from the ground level may be permitted towards the side setback of 4.50 m. Projections (closed or open) of 0.60 m measured from the centre line of the columns from a height above 5.50 m from the ground level may be permitted towards the side setback of 2.50 m

(2) For a narrow plot, whose average width is 12 m or less, minimum clear front setback shall be 6.00 meters and minimum clear long and short side setbacks shall be 2.50 m & 2.10 m respectively provided the depth of the plot with respect to the front road does not exceed 40 m. Projections (closed or open) as per Table B-1 from a height above 5.50 m from the ground level may be permitted towards the front setback of 6.00 m. Projections (closed or open) of maximum 0.60 m may be permitted towards the side setback 2.50 m. Projections shall not be allowed towards the short side setback of 2.1m except chajjas.

(3) For a plot located 6.00 m or more below the road level, minimum clear front setback shall be 6.00 meters and minimum clear long and short side setbacks in such case shall be 3.00 m & 2.50 m respectively provided the depth of the plot with respect to the front road does not exceed 40 m. Projections (closed or open) as per Table B-1 from a height above 5.50 m from the ground

level may be permitted towards the front setback of 6.00 m. Projections (closed or open) of maximum 0.75m and 0.60 m from a height above 5.50 m from the ground level may be permitted towards the side setback of 3.00 m and 2.50 m respectively.

(4) The minimum side setbacks in **column 8 of Table D-3** shall not be applicable.

(5) PARKING PROVISIONS

(i) 30 % of the side setback (4.5m) shall be allowed for provision of open parking, however the same shall not be applicable in case the side faces a road / street / motorable footpath.

(ii) 60% of the side setback (2.5m/ 3m) shall be allowed for provision of open parking, however the same shall not be applicable in case the side faces a road / street / motorable footpath

(iii) 50% of the front setback (5m/ 6m) shall be allowed for provision of open parking.

(6) EXISTING AND UNDER CONSTRUCTION BUILDINGS

For buildings (existing or under construction) granted permission under the previous byelaws, the following conditions shall be mandatorily complied with:-

(a) For the proposed extension:

(i) The setbacks, number of floors, building height conditions and exemptions of these byelaws shall apply;

(ii) Plot coverage shall be as per provisions of these bye-laws;

(iii) FAR shall be limited to 2 only with FAR exemptions as per provisions of these bye-laws;

(iv) Lift to be provided as per provisions of these bye-laws;

(v) Emergency/secondary staircase to be provided within the building envelope and shall not be allowed in the mandatory setbacks as per provisions of these bye-laws;

(vi) Parking space requirements as per provisions of these bye-laws;

(b) For alteration, change of use, etc. the provisions (6) (a) (i) — (v) shall not be applicable.

(7) SETBACKS FOR SPECIAL BUILDINGS/PROJECTS: The setbacks for special projects shall be governed as under:-

Where there is a combination of high rise buildings and non-high rise buildings, the setbacks for the high rise buildings shall be governed by the setbacks prescribed for such buildings and similarly for the non-high-rise buildings, the sides and rear setbacks for such buildings shall be minimum 2.10m.

(8) SETBACKS FOR HIGH RISE BUILDINGS:

The following minimum setbacks as prescribed in Table below shall be provided for buildings with height beyond 27 meters:-

Table D - 4

Building height	Front Setback	Sides and Rear Setback
> 27 – 36 m	7.50 m	6.00 m
> 37 – 46 m	9.00 m	9.00 m

OR, the following Setbacks may be adopted as under in lieu of setbacks prescribed in these byelaws or Table D – 4:-

- a) For buildings having covered area less than 10,000 Sqm, fire tenders shall have access to at least one-third of the perimeter of building which shall be minimum 6.0 m wide and having 9.0 m with 6m turning radius and the remaining two-third of the perimeter of the building shall have a minimum 4.50m setback;
- b) For buildings having covered area more than 10,000 Sqm, fire engine shall have access to at least half of the perimeter of building which shall be minimum 6.0 m wide and having 9.0 m with 6m turning radius and the remaining two-third of the perimeter of the building shall have a minimum 6.00 m setback;
- (9) Such buildings shall be undertaken by owners by engaging registered architects/ technical personnel/ CMAR/ developers. The designs and building plans shall be signed by the owner / registered developer, registered architect / technical personnel who shall be responsible for the supervision, structural safety, earthquake safety, fire safety and specifications compliance of such buildings. Buildings shall be designed for compliance with earth quake resistance and resisting other natural hazards. The Completion Certificate shall mention that the norms have been followed in the design and construction of buildings for making the buildings resistant to earthquake, compliance with structural safety and fire safety requirements.
- (10) The work of the building services like sanitation, plumbing, fire safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel”.

20. Amendment of Bye-Law D3.3 – In Bye-Law D3.3 the existing “Note” shall be deleted.

21. Addition of a new “Bye-Law D3.4” shall be added after Bye-Law D3.3 as follows; namely,-

“D3.4 GUIDELINES FOR SIGNAGES, SAFETY DRILL AND EVACUATION PROCEDURES FOR HIGH RISE BUILDINGS, EDUCATIONAL & INSTITUTIONAL BUILDINGS, SPECIAL BUILDINGS / PROJECTS”

In case of fire or an earthquake in a high rise building, Educational & Institutional buildings, Special building/ Projects, safe evacuation of its occupants may present serious problems unless a plan for orderly and systematic evacuation is prepared in advance and all occupants are well drilled in the operation of such plan. These guidelines are intended to assist them in this task. These guidelines for signage and safety drills should be followed as per the recommendation of State’s Fire & Emergency Service Department and Part IV (ANNEX D) of the NBC 2016.”

22. **Amendment of Bye-Law D5.** – (1) In Bye-Law D5.7, the figure and words “4 (four), Additional floor(s)” appearing therein shall be substituted by the figure and word “6 (six), Floor(s) beyond 4 (four) storey”
- (2) After the Bye-Law D5.7, a new “Bye-Law D5.8” shall be added as follows; namely,-
“Bye-Law D5.8 - Safety drills including in schools should be effectively organised and coordinated by the departments of Revenue and Disaster Management and Education Department.”
23. **Amendment of Bye-Law D6.** – (1) In Bye-Law D6, in the existing clause D6.3, the words & figure “within 1.80m of the ground” shall be deleted.
- (2) In Bye-Law D6, in the existing clause D6.5.1, the new word “not” shall be inserted between the existing words ‘be’ and ‘less’.
24. **Deletion of Bye-Law D7.** – The existing Bye-Law “D7 Private Nursing Homes, Hospitals, etc.” shall be deleted.
25. **Amendment of Bye-Law D8.** – (1) In Bye-Law D8.3, the existing clause (a) shall be deleted and shall be substituted as follows, namely, –
“(a) Where the plot coverage of the existing building has exceeded the maximum permissible limits as prescribed in these byelaws, extension of additional floor(s) shall be as per byelaw D8.1 and other conditions of new provisions D3 (6) shall apply except clauses (a) (ii)”.
- “(2) In Bye-Law D8.3, the existing clause (h) shall be deleted”.
26. **Amendment of Bye-Law D9.** – In Bye-Law D9, in the existing clause (g), the words “having the height of 15m or above” shall be deleted.
27. **Amendment of Bye-Law E6.** – In Bye-Law E6, the existing clause E6.4 shall be deleted and substituted as follows; namely,-:
- “E6.4 Lift location and Size:**
1. Lifts shall be conveniently located and appropriately guided from the entrance by signage and tactile guiding systems to the lift lobbies in all building typologies.
 2. The minimum size of the lift should be 1900 mm x 1900 mm for all new establishments. This would enhance vertical mobility for all including those using powered wheelchairs. In case where the space is not available, the lift size shall be a minimum of 1500 mm x 1500 mm.
 3. It is recommended to install a 13 passenger lift which allows easy manoeuvrability for wheelchair users, baby strollers and other wheeling devices.
 4. A handrail not less than 600 mm long at 900mm – 1000 mm above floor level shall be fixed adjacent to the control panel.
 5. Time of closing of an automatic door should be more than 5 seconds and the closing speed should not exceed 0.25 meter/sec.

6. The Cage interior should be provided with a device that audibly indicates the floor the cage has reached and indicates that the cage door for entrance/exit is either open or closed.
7. It is recommended that lift doors have a vision panel to enable persons with hearing impairment to signal for help or assistance in the event of an emergency. Further an appropriate technological support be provided to respond to the emergency requirements of person with hearing impairment or deafness."

28. **Amendment of Bye-Law G.1** – (1) In Bye-Law G.1, in the existing Table G1 at plot category II and III respectively at columns '3' & '4', the following words "totlot / play area" shall be inserted after the existing words "soft cover" wherever appearing.

Amendment of Bye-Law G.1. – (2) In Bye-Law G.1, in the existing Table – G1 at plot category III, in column 3, point 10 appearing therein shall be deleted and pts "11" and "12" shall be renumbered as "10" and "11" respectively. And in column 4, the following words shall be inserted at point.9 "(minimum of 20% should be soft cover / tot lot / play area)".

29. **Amendment of Bye-Law G2** – (1) In Bye-Law G2, after the existing clause G2.1.3, new clauses G2.1.4. shall be added as follows namely:

"G2.1.4. Property owner(s) will be allowed additional FAR over and above the maximum permissible limit provided they are willing to part portion of their land for the purpose of road widening free of cost and subject to (1) structural safety & sufficiency of the building. (2) Produce valid documents duly signed with the concerned authorities / local authority with regards to the parted land for road widening. The additional FAR shall be proportionate to the land they donate and decision of the authority will be final".

30. **Amendment of Bye-Law H3**. – In Bye-Law H3, in the existing clause H3.1, the words appearing in the second line "through purchase or by separate Land title deed(s) belonging to the same owner or otherwise" appearing therein shall be deleted and shall be substituted by the words "(a) by purchase through separate Land title deed(s) belonging to the same owner or (b) through legal agreement between two or more plot owners".

31. **Amendment of Bye-Law Appendix - A** – (1) In Bye-Law Appendix – A, in the existing clause A.1.2, the Table – 1 shall be deleted and shall be substituted as follows, namely,

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TABLE - 1

Competence of Technical Personnel (RTP) for preparations of Structural Drawings for Building Permit / Construction and Supervision.

Completion

Building Permit / Construction and Supervision			
Sl.No.	Grade	Qualifications & Experience	
1	I	(i)	M.E. Structures/Earthquake Engineering or Ph.D in Structural Engineering with minimum 5 years of experience (after attaining the degree) in structural design work at a responsible position as structural designer OR;
		(ii)	B.E. Civil or equivalent with minimum 10 years experience (after attaining the degree) in structural design work at a responsible position as a structural designer.
2	II	(i)	M.E. Structures/Earthquake Engineering or Ph.D in Structural Engineering with minimum 3 years of experience (after attaining the degree) in structural design work at a responsible position as structural designer OR;
		(ii)	B.E. Civil or equivalent with minimum 7 years experience (after attaining the degree) in structural design work at a responsible position as a structural designer.

To prepare structural design and structural drawings of High rise buildings, Special Buildings having covered area above 500m² and special projects

Preparation of all plans, structural design, structural drawings & information connected with building permit of various buildings including High rise buildings / Special buildings having a covered area of upto 500 m².

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III	(i)	M.E. Structures/Earthquake Engineering or Ph.D in Structural Engineering with minimum 2 years of experience (after attaining the degree) in structural design work at a responsible position as structural designer OR;	Preparation of all plans, structural design, structural drawings & information connected with building permit of various buildings including High rise buildings/Special buildings having a <i>covered area</i> of upto 250 m ² .
	(ii)	B.E. Civil or equivalent with minimum 5 years experience (after attaining the degree) in structural design work at a responsible position as a structural designer.	
IV	(i)	M.E. Structures/Earthquake Engineering or Ph.D in Structural Engineering OR	Preparation of all plans, structural design, structural drawings & information connected with building permit of various buildings upto G+3 floors and a <i>total floor area</i> of upto 750 m ² .
	(ii)	B.E. Civil or equivalent with minimum 3 years experience (after attaining the degree) in structural design work at a responsible position as a structural designer.	
V	(i)	M.E. Structures/Earthquake Engineering or Ph.D in Structural Engineering OR;	Preparation of all plans, structural design, structural drawings & information connected with building permit of various buildings upto G + 2 floors and / or a <i>total floor area</i> of upto 400 m ² .
	(ii)	B.E. Civil or equivalent with minimum 1 years experience (after attaining the degree) in structural design work at a responsible position as a structural designer.	
	(iii)	Diploma in Civil Engineering + AMIE with minimum 5 years experience (after attaining the degree) in structural design work at a responsible position as structural designer.	
	(iv)	Diploma in Civil Engineering + 10 years experience.	

6	VI	(i)	B.E. Civil or equivalent.	Preparation of all plans, structural design, structural drawings & information connected with building permit of various buildings upto G + 1 floors and a total floor area of upto 200 m ² .
		(ii)	Diploma in Civil Engineering + AMIE with minimum 3 years experience (after attaining the degree) in structural design work at a responsible position as structural designer.	
		(iii)	Diploma in Civil Engineering.	
7	VII	(i)	Diploma in Architecture.	Preparation of all plans & information connected with building permit of various buildings upto G + 1 floors and a total floor area of upto 200 m ² except structural design/drawings.

32. **Amendment of Bye-Law Appendix A.2** - In Bye-Law Appendix A.2., the figure "1973" appearing between the word "Act" and the symbol "." shall be deleted and the figure "1972" shall be substituted.

33. **Amendment of Bye-Law Appendix A.2.2** - The existing Bye-Law Appendix A.2.2, shall be deleted and shall be substituted, as follows, namely, -

"REGISTERED CONSTRUCTION MANAGEMENT AGENCY (RCMA)

(A) The requirement for registration shall be:

- (i) A Registered Class I Contractor with the State PWD/UAD/PHE etc. / Central PWD who shall have under him or her Registered Technical Personnel/Architect with the requisite experience.
- (ii) Owner of a proprietary firm who shall be a Registered Technical Personnel/Architect
- (iii) Fifty percent partners of a partnership firm shall be Registered Technical Personnel/Architects
- (iv) A designated officer of a limited company shall be a Registered Technical Personnel/Architect

(B) The registration shall be renewed every one year.

(C) The registration may be cancelled for unprofessional conduct permanently or for a specified period".

34. **Amendment of Bye-Law Appendix - A. B.3.1(B) (v)** - In Bye-Law B3.1 (B) the existing clause (v) shall be deleted and shall be substituted as follows, namely,:-

“(v) get the Structural Design for High Rise Buildings above 6(six) stories, Special Buildings / projects proof checked & vetted by a civil engineer with M.E. Structures/Earthquake Engineering or Ph.D in Structural Engineering with minimum 10 years of experience (after attaining the degree) in structural design/ a member of Structural Design Review Panel (SDRP) other than the officials of the Authority and submit a certificate concerning the same to the Authority.”

35. Amendment of Bye-Law Appendix - B -In Bye-Law Appendix – B3.2., the existing first paragraph shall be deleted and shall be substituted as follows, namely, -

“Construction work for a High rise buildings having covered area above 500 sqm, Special buildings and Special projects may be carried out by a Construction Management Agency on Record and/or through the supervision of an Architect and a R.T.P. as per Grade – I & II only”.

(SAMPLE AFFIDAVIT)

AFFIDAVIT CUM UNDERTAKING BY OWNER OF BUILDING

I, Mr./Mrs son of
Shri aged about years,
by occupation, resident of
District, Meghalaya do hereby solemnly affirm and declare as under:

- (1) That I am competent to swear and submit this Affidavit and making the same in the capacity as Owner / Applicant/ Power of Attorney Holder / Lease Holder, etc.
- (2) That I have applied for permission for building construction at by submitting an application according to law and assure that I will put up the construction only in accordance with the approved plan without any deviation. And if any construction is later found deviated or unauthorized, I agree to demolish such deviation(s) within 30 days on receipt of such notice, failing which the authority may demolish or cause to demolish such deviated or unauthorized construction at my cost and expenses.
- (3) That I agree not to proceed with any building construction activity until the permission is granted by the Authority and that I shall not extend my building beyond storey.
- (4) That I agree not to make any development otherwise than in accordance with the approved building plan, specification which have been approved or in contravention of the building byelaws, order or other declaration made there under or of any direction or requisition lawfully given or made under the said Act or bye laws.
- (5) That I agree to make any modification which may be required by any notice issued by the Authority.
- (6) That I agree to keep one copy of the approved building plan at the site at all reasonable times when development is in progress and also see that the plan is available at all reasonable times for the inspection of the Authority or any officer authorized by him/her.
- (7) That mandatory setback shall be kept and maintained and construct and the same shall be as per the approved plan.
- (8) That I shall submit completion certificate prior to obtaining electric connection/ water connection and shall not occupy the building without obtaining the occupancy certificate.
- (9) That I shall not change the RTP/Architect without giving 48 (forty eight) hours prior notice to the Authority during the construction period and see that new RTP/Architect fulfils all the formalities.
- (10) That Parking provision/ residual floor / soft roofing structure is proposed for the building as per the submitted building plans and accepts any modification made there to by the Authority. (Strike out if not applicable).

- (11) That the parking space /residual floor /soft roofing structure sanctioned shall not be used for any other purpose except as specified in the byelaws and the approved building plans.
- (12) That the approved parking and circulation spaces shall not be converted or blocked or used for any other activity, habitable or non-habitable, e.g., for generator sets, sentry sheds, etc.
- (13) That in case any thing contrary to the above is found at any stage, the Authority shall be at liberty to take action as per law.
- (14) That I state and declare that nothing has been concealed or misrepresented while applying for permission.
- (15)

DEPONENT**VERIFICATION**

Verified at on this day of that the content of the above Affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed or misrepresented there from.

DEPONENT

Identified by,

Mr. /Mrs.

(Advocate)

Solemnly affirmed and signed before me by the Deponent above named, who has been identified by day of Advocate, this the day of 20..... at

NOTARY PUBLIC : SHILLONG

SECTION - I

**DIFFERENTIAL BUILDING BYE LAWS FOR HILLY & PLANE AREAS, SPECIAL
PROVISION FOR SMALL RESIDENTIAL PLOTS AND SUSTAINABILITY OF
BUILDING MATERIALS**

I(a) The following Specifications shall be adopted for Residential, Commercial, Public & Semi public & Mixed use plots or part thereof located on a slope of 40* up to 50* in Hilly Areas.

1. These Byelaws shall be applicable to all plots located on a slope of 40* up to 50*
2. These byelaws shall be in addition to Meghalaya Building Byelaws 2021 or as amended wherever applicable.
3. No construction shall be permitted on a plot having a slope of more than 50*
4. Where the plot is located adjacent to a water body (stream or river), the building regulations shall be governed additionally as per the "Meghalaya Water bodies (Conservation & Protection) Amendment Guidelines, 2023" or as amended from time to time.
5. Generally, earth cutting shall be limited to a maximum of 3.00m only. However, the Authority may relax the same owing to site conditions and the maximum earth cutting height shall be up to the crest of the RCC wall being limited to 6.00m only.
6. Retaining wall / protection walls shall be constructed as per site requirement.
7. The authority shall examine the proposals on a case to case basis and issue specific instructions to be adopted as per site conditions which should be as per relevant clauses of the Byelaws in force.
8. Parking requirements shall be provided as per the provisions of Section D of the Meghalaya Building Byelaws 2021

The specific Floor Area Ratio and Plot Coverage stipulations for the plots located on slope 40* and 50* shall be as per the table below:

TABLE I (a)

1	Plot size	Maximum permissible F.A.R	Maximum permissible Plot Coverage	Maximum number of permissible floors	Maximum Building Height in meters	Minimum setbacks
1	Up to 1000 Sq.ft.	1.50	50%	G+2 (3 storey)	11	Front = 2.5m, Rear = 1.5m Sides = 1.0m
2	1001 Sq.ft. to 2000 Sq.ft.	1.50	50%	G+2 (3 storey)	11	Front = 3.0m, Rear = 1.8 m Sides = 1.2m
3	Beyond 2000 Sq.ft	1.50	50%	G+2 (3 storey)	11	As per Table D-3 of MBBL2021 or as amended.

Note:

- a. Cantilevered projections (closed or open) shall be as per Table B-1 of the MBBL2021 or as amended.

1(b) Protective measures in natural hazard prone areas

1. Buildings to be provided with good drainage facilities to prevent excessive saturation of sub-surface formations.
2. Construction should not obstruct existing surface drainage courses.
3. Reference shall also be made to good practice for guidelines relating to siting, design and selection of materials for construction of residential buildings in hilly areas.
4. Construct diversion ditches and swales to direct runoff away from sensitive areas and into designated sediment basins.
5. Install silt fences, sediment barriers, or basins around the construction site to trap sediment and prevent it from leaving the site.

1(c) Design strategies for water logged plains

1. Implement measures like gravel or rock construction entrances/exits to prevent mud and sediment from being tracked onto public roads.
2. Use temporary mulching and erosion control blankets on disturbed soil areas to reduce erosion and promote vegetation growth.
3. Strategically plant vegetation to help absorb excess water and improve soil permeability. Establish vegetative buffers along watercourses and at the site's perimeter to filter and absorb runoff, reducing its velocity and trapping sediments.
4. **Storm water inlet protection:** Install sediment filters or protect storm water inlets with barriers to prevent sediment and debris from entering the storm water drainage system.

1(d) Special provision for Small Residential plot. The followings shall be adopted:**TABLE I (b)**

Sl. No	Plot area	Maximum permissible F.A.R	Maximum permissible Plot Coverage	Maximum number of permissible floors	Maximum Building Height in meters	Minimum setbacks
1	300 Sq.ft to 500 Sq.ft	1.0	50%	G+1	7	Front = 2.1m, Rear = 1.0m Sides = 1.0m
2	501 Sq.ft.to 750 Sq.ft.	1.5	50%	G+2 (3 storey)	10	Front = 2.1m, Rear = 1.0m Sides = 1.0m
3	751 Sq.ft.to 1000 Sq.ft.	2	50%	G+3 (4 storey)	14	Front = 2.5m, Rear = 1.5m Sides = 1.0m

Model:

- a. Projections on the front side shall be permitted as per Table B-1 of MBBL2021 or as amended. No cantilevered projection (closed or open) shall be permitted on the side and rear setbacks.
- b. Parking provision for plot up to 1000 Sqft. shall not be insisted.
- c. For non-motorable footpath, the minimum front setback shall be 1.80m

i(e) Sustainability of building materials

Traditional building materials should be promoted.

Sustainability of natural resources for building materials shall be ensured through Conservation of available natural resources and use of supplementary materials such as Industrial/agricultural by products, renewable resources, and factory-made building components and recycled construction and demolition waste. Supplementary building materials (derived or processed waste) shall be suitably used in combination with conventional resources offers dual advantages in purview of health & environmental benefits.

Use of Factory made pre-fabricated/pre-cast and recycled components with Green benefits:

Panels, hollow slabs, hollow blocks – etc. - conservation of materials, less water requirement.

(i) Fly Ash bricks, Portland Pozzolana cement, Fly ash concrete, phosphor gypsum-based walling & roofing panels, particle wood – recycled use of industrial/ agricultural by-products.

(ii) Fly ash/ AAC (Autoclaved aerated light weight concrete) panels/ CLC (Cellular light weight concrete) panels- ensures thermal comfort (significant reduction in air conditioning requirement)

(c) Use of bamboo & rapidly growing plantation timbers- environmental benefits. Local materials are generally suitable for prevailing geo-climatic conditions & have advantage of low transportation cost & time. Sustainable use of building materials shall be encouraged which may combine certain mandatory provisions and incentives.

3. Incentives in the form of Rebate on building permission fee.

"Undertake building construction by using locally available materials:

10% rebate of building permission fees provided that minimum 20% of the building materials used are sourced locally."

i(f) Buffer Zones along Rivers and Water Channels.

Where the plot is located adjacent to a water body (stream or river), the building regulations shall be governed additionally as per the "Meghalaya Water bodies (Conservation & Protection) Amendment Guidelines, 2023 or as amended from time to time.

Commissioner & Secretary to the Govt. of Meghalaya,
Urban Affairs Department.