

GOVERNMENT OF MEGHALAYA
URBAN AFFAIRS DEPARTMENT
ORDERS BY THE GOVERNOR
NOTIFICATION

Dated Shillong the 13th August, 2025

No.UAU.110/2020/208 - 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 Governor 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 (Second Amendment) Byelaws, 2025.

(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 of Section-A, new clause A2.64 and A2.65 shall be added respectively after clause A2.63 as follows:

“A2.64 Building line means the line up to which the plinth of a building adjoining on a street or on a future street may lawfully extend and includes the line prescribed, if any, in any scheme; beyond which no part of a building in the plinth can extend towards the street”.

“A2.65 Equivalent Car Space (ECS) means the space occupied by the vehicle as well as the minimum space needed to move it into and out of the space and one equivalent car space is as defined by the Government and / or as amended from time to time”.

3. **Amendment of Bye-Law B2.** – (1) In Bye-Law B2, new sub clause (e) of existing clauses (i) and new sub clause (d) of existing clause (ii) shall be added respectively as follows:

(i) (e) Measurement of Front Setbacks shall be taken from the building line.

(ii) (d) Measurement of Side and Rear Setbacks shall be taken from the building line.

4. **Amendment of Bye-Law B3.** – (1) In Bye-Law B3, in the existing Note: clause (iii), the words “centre of the columns” shall be deleted and replaced by the words “building line”.

5. **Amendment of Bye-Law D1.** (1) In Byelaw D1.1., after Table-D-1, new Table D-1A shall be inserted as follows:

The area of each ECS shall be as per Table D-1A below:

Table D-1A

Sl. No.	Parking Space categories	In Sq.mt.
1	Open Parking	23
2	Stilt Parking	28
3	Basement	32
4	Stack Parking /Mechanical Parking	14
5	Multi-level Parking with ramps	32
6	Special Parking (PWD)	36

Amendment of Bye-Law D3. – (1) In the existing Bye-Law D3 (as amended), clause (1) the words “Centre line of the columns” shall be replaced by the words “building line”:

Amendment of Bye-Law H7. – (1) In Bye-Law H7, in the existing clause H7.4 Commercial Building, the words “Banking and Financial Institutions” appearing in between the word “Retail” and “Private business”, shall be deleted and inserted in the existing clause H7.5, Public and Semi-Public Building between the word “court Houses” and “Public utility”.

8. **PROPOSED AMENDMENT of SL.12 of Bye law D2, TABLE D-2 (As Amended)**

In the Byelaw D2, TABLE D-2, Sl.no 12, Industrial (Standalone and Flatted Factories) Plot area ≥ 3000 Sq.m, the existing FAR of 3 shall be substituted by 4.2 and a new Note at (i) shall be added and the existing Notes at (i) and (ii) notified vide No.UAU.73/2016/Pt.III/76 dated 19.11.2024 shall be marked as (ii) and (iii) respectively as below:

TABLE D-2

Sl.no	Type of occupancy	Maximum permissible FAR	Maximum permissible plot Coverage	Maximum no. of Permissible floors (Inclusive of Basement/ Lower Ground Floor/ Underground Floor/ Cellar)	Maximum building height in meters (Inclusive of Basement/ Lower Ground Floor/ Underground Floor/ Cellar)
1	2	3	4	5	6
12	Industrial (Standalone and Flatted Factories) Plot Area $> = 3000$ Sq.m	4.2	75%	7	28

Notes:

- iii. Setbacks for industrial plots shall be as per the setbacks specified in Table -- 3 of Byelaw D2.1. of MBBL 2021.
- iv. Setbacks for industrial plots (Standalone & Flatted factories) more than 3000 Sqm. are as per Note of Table D-2, Amendment of Section D -- 2 of Meghalaya Building (Second Amendment) Byelaws, 2024
- v. Parking norms for industries are as per existing Byelaws
- vi. Parameters like F.A.R., Plot coverage, heights & number of floors and minimum plot for Industries shall be as per Amendment of Section D -- 2 vide notification No. UAU73/2016/Pt III/76 dated Shillong the 19th November 2024.

Amendment of Section F: In the Byelaw Section F, a new Byelaw F6 shall be added as below:

PROVISION FOR INDUSTRIAL LINKED AFFORDABLE HOUSING FOR ECONOMICALLY WEAKER SECTIONS (EWS) / LOW INCOME GROUP (LIG)

All new Industrial Developments, Estates, or Clusters falling under designated Industrial Zones or Sectors, as well as for expansion of existing Industrial units having a total area of 3,000 square meters or more shall mandatorily provide Residential Housing for Economically Weaker Sections (EWS)/ Low Income Group (LIG) in the following manner:

1. At least 10% of the total plot area of the Industrial project shall be earmarked for EWS/LIG housing.
2. The location of the housing unit shall be either On-site within the same Industrial Plot or Off-site on a plot owned or arranged by the Developer/Promoter within a walkable distance not exceeding 500 meters from the main Industrial premises or beyond with provision of Transportation facility to the Industrial site.
3. The Residential units shall conform to the minimum standards for EWS/LIG housing as prescribed below-
 - Minimum dwelling unit size of 25-30 sq. meter.
 - Basic amenities including Water supply, Electricity, Sanitation, and Access to public transport shall be provided.
4. Section D2, Table D-2, Sl.no.2 shall apply under this provision.
5. Setback Regulations, Facilities for the Elderly and Differently Abled and Green Buildings and Sustainability Provisions shall be as per the Byelaw.
6. The EWS/LIG Housing shall be developed concurrently with the Industrial development and be made functional before or along with the commencement of Industrial operations
7. No Occupancy Certificate (OC) shall be granted to the Industrial unit unless the EWS/LIG housing requirement has been fulfilled.
8. Building Permission Fee benefits for the Industrial Unit(s) and the Affordable Housing shall be decided by the Authority and approved by the Government from time to time.
9. All benefits under Government Housing Schemes for EWS/LIG shall also apply.

A new Byelaw, SECTION J shall be added as below.

SECTION J

J.1. SELF CERIFICATION BY REGISTERED TECHNICAL PERSONNEL FOR BUILDING PLAN APPROVAL, SITE INSPECTION AND OCCUPANCY CERTIFICATE FOR LOW-RISK BUILDINGS

For Low-Risk Buildings:

- a) Registered Technical Personnel (qualification and competence as per Table I of Appendix-A of the MBBL 2021 and amendments thereof) with 5 years of experience and Architects with 5 years of experience registered with Council of Architecture shall be empowered to issue the building permit, conduct inspection and issue of Occupancy Certificate for Low-Risk buildings as per provisions of the Meghalaya Building Bye-Laws (MBBL). Qualified Architects and RTPs may apply for the same through Form VI.
- b) The Permit issued along with building plan and requisite documents and building permission fees are to be submitted to the Authority within 10 days for examination and records.
 - i. The requisite documents shall be as prescribed in the MBBL 2021 or as amended.
 - ii. The Permit issued shall be as per the Sample terms and conditions of the Building Permission Sanction issued by the Authority.
- c) The Permit shall be issued for only Low Risk Buildings as per Table 1.

TABLE- 1

Sl. no	Category	Plot Area	No of Floors	Building Height
1.	Low Risk Buildings Residential, Commercial and Industrial	Up to 2500 sqft. and/or a built-up area upto 3000 sqft.	G+I (Two Floors)	7.0 m (maximum)

- d) The Building Plan Approval shall be issued within the time frame specified in the Byelaws and shall comply to all relevant byelaws of the Meghalaya Building Byelaws 2021 or amendments thereof.
- e) The Authority shall have the right to change or rectify the permit conditions if any anomalies are detected with regard to any conditions not in consonance with the provisions of the Meghalaya Building Byelaws 2021 or as amended.
- f) The Occupancy Certificate shall be issued within the time frame as provided in the Byelaws. Copy of the Occupancy Certificate issued shall be submitted to the Authority within 10 days of issue.
- g) Upon inspection by the Authority, after issue of the Occupancy Certificate by the Registered Technical Personnel shall be responsible for any deviation from the provisions of the Byelaws or the building permit and shall be liable to penalty including demolition of the deviated/unauthorised portion and revocation of Registration by the Authority.

A nominal fee shall be paid by the applicant to the Authority as fixed by it and is approved by the Government.

2. EMPANELLMENT OF THIRD PARTIES FOR BUILDING PLAN APPROVAL AND OCCUPANCY CERTIFICATE FOR MEDIUM-RISK BUILDINGS OF G+2 FLOORS AND UPTO 750 SQ M BUILT UP AREA

The Third parties shall be Architects (Council of Architecture registered) and Registered Technical Personnel (RTP) / firms who have a minimum of five (5) years' experience who will assist the Authority during the building approval process by undertaking -

- i. Preliminary site inspections,
- ii. Verification of documents,
- iii. Inspection and verifications of building constructions up to completion stage of a building.

The third-party Agencies shall fulfill the following conditions: -

- a) The Third-Party Agencies must be residents and domiciled in the State of Meghalaya.
- b) The Third Parties shall not be enlisted with the Authority for the purpose of submission of applications for building permissions or for occupancy certificates.
- c) The Third Parties shall submit their educational qualifications and list of work experience in the last five years; in the jurisdictional areas of the Authority.
- d) The Third Parties shall submit their reports as per Inspection Reports as decided by the Authority and time limit prescribed there at.
- e) For the services rendered, the Third party shall be paid a fee as fixed by the Authority and as approved by the Government.
- f) Further, this mechanism shall not be applicable for State Government projects.

Sd/-

Dr. Vijay Kumar D., IAS
Commissioner & Secretary to the Govt. of Meghalaya,
Urban Affairs Department

Form for Self- Certification of Registered Architect/ Technical Personnel attesting their compliance to the requisite minimum qualification for issuance of building permits, conduct inspection and Occupancy Certificates.

To _____

The Authority,

Sir/ Madam,

I, _____, hereby certify that I am a duly registered Architect/ Technical Personnel with Registration No. _____ as notified by _____, and I possess the requisite qualifications and professional competence as prescribed under the applicable Meghalaya Building Bye-Laws, 2021 and relevant statutory provisions.

I further certify that:

1. I am qualified and authorized to prepare, sign, and submit building plans for approval under the applicable building regulations.
2. That I possess 5 years of minimum experience and the list of building permission sanction/ completion certificates under my name are enclosed herewith.
3. I have ensured that the building plans submitted for approval conform to the prescribed safety standards, zoning regulations, and structural design norms.
4. I am competent to conduct site inspections during various stages of construction to verify compliance with approved plans and safety standards.
5. I am authorized to certify the completion of construction and issuance of the Occupancy Certificate based on compliance with all applicable laws and standards.
6. I undertake to maintain professional integrity and accountability in all matters related to building design, supervision, and certification.

I understand that any false declaration or deviation from approved norms may attract penal action as per the governing laws.

Enclosures:

1. Copy of Registration Certificate of Architect/Technical Personnel

(Signature of Registered Architect/Technical Personnel)

Name of Registered Architect/Technical Personnel:

Registration No. of the Architect/Technical Personnel:

Address of Technical Personnel:

Dated Shillong, the 13th August, 2025

Copy to:

1. The Commissioner & Secretary to the Governor of Meghalaya, Shillong.
2. The P.S. to the Hon'ble Chief Minister, Government of Meghalaya for kind information of the Hon'ble Chief Minister. . .
3. The P.S. to the Hon'ble Deputy Chief Minister, In-charge of Urban Affairs Department for kind information of the Hon'ble Deputy Chief Minister.
4. The P.A. to the Chief Secretary, Government of Meghalaya for kind information of the Chief Secretary.
5. The P.A. to Commissioner & Secretary, Urban Affairs Department for kind information of the Commissioner & Secretary.
6. The Deputy Commissioner, East Khasi Hills/ West Khasi Hills/ South West Khasi Hills/ Eastern West Khasi Hills/ West Jaintia Hills/ East Jaintia Hills/ Ri-Bhoi/ West Garo Hills/ East Garo Hills/ North Garo Hills/ South Garo Hills/ South West Garo Hills District for information and necessary action.
7. The Director, Urban Affairs, for information and necessary action.
8. The Secretary, Meghalaya Urban Development Authority, Shillong for information and necessary action.
9. The Joint Secretary to the Government of Meghalaya, Law Department for kind information.
10. The Deputy Secretary to the Government of Meghalaya, District Council Affairs Department for kind information.
11. The Deputy Secretary to the Government of Meghalaya, Cabinet Affairs Department for kind information
12. Secretary to the Executive Committee, Khasi Hills Autonomous District Council/ Jaintia Hills Autonomous District Council/ Garo Hills Autonomous District Council for information and necessary action.
13. The Director of Printing & Stationery, Meghalaya, Shillong with a request to publish in the Meghalaya Gazette and to supply this Department with 50 copies of the same.
14. The State Informatics Officer, National Informatics Centre for information & to upload on the official website of the Department.

By order etc.,



Joint Secretary to the Government of Meghalaya
Urban Affairs Department