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**GOVERNMENT OF MEGHALAYA  
DEPARTMENT OF URBAN AFFAIRS**

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**NOTIFICATION**

**Dated Shillong the 15<sup>th</sup> January, 2025**

**No.UAU.73/2016/Pt VIII/191** – 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, 2024 and notify as follows, namely, -

1. **Short title and commencement—** (1) These Byelaws maybe called **the Meghalaya Building (Amendment) Byelaws, 2025.**

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

2. **Amendment of Section B:**

In the Byelaw B1, Clause (i), the words, “and Town and Country Planning Schemes” shall be inserted in between the word “Zonal Plan” and “under”.

3. **Amendment of Section D10, Table D10.**

In the Table D10, a note shall be inserted below the Table, as follows: -

**Note: Maximum Permissible FAR of 2 out of 4.5 shall be Premium FAR to be payable to the concern Authorities either through purchase of Transferable Development Rights (TDR) or through rates fixed by the Authority from time to time.**

Sd/-

(Dr. Vijay Kumar, IAS)

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

Copy to:-

1. The P.S. to the Hon'ble Chief Minister for kind information of the Hon'ble Chief Minister.
2. The P.S. to the Hon'ble Deputy Chief Minister i/c Urban Affairs Department for kind information of the Deputy Chief Minister.
3. The P.S. to the Chief Secretary to the Government of Meghalaya for kind information of the Chief Secretary.
4. The P.A. to the Commissioner & Secretary to the Government of Meghalaya, Urban Affairs Department for kind information of the Commissioner & Secretary.
5. The Accountant General (A&E) Meghalaya, Shillong for information and necessary action.
6. The Director, Urban Affairs, Meghalaya, Shillong for information and necessary action.
7. The Director of Printing & Stationery, Meghalaya, Shillong for publication in the Meghalaya Gazette.
8. The Deputy Commissioner, East Khasi Hills District/West Khasi Hills District/Eastern West Khasi Hills District/South West Khasi Hills District/Ri-Bhoi District/East Jaintia Hills District/West Jaintia Hills District/East Garo Hills District/West Garo Hills District/South Garo Hills District South West Garo Hills District/North Garo Hills District
9. The Secretary, Meghalaya Urban Development Authority (MUDA) for information.
10. Chief Engineer, PWD (Roads) for information
11. Chief Engineer, PWD (Buildings) for information
12. Chief Engineer, PHE for information
13. The Chief Executive Officer, Shillong Municipal Board/Jowai Municipal Board/Tura Municipal Board/ Williamnagar Municipal Board/Baghmara Minicipal Board/ Resubelpara Municipal Board.
14. The State Informatics Officer, NIC Meghalaya for kind information with a request to post in the State Portal

By order..,

Secretary to the Govt. of Meghalaya  
Urban Affairs Department