

**GOVERNMENT OF MEGHALAYA
URBAN AFFAIRS DEPARTMENT**

NOTIFICATION

Dated Shillong the 19th December, 2025

No.UAU.73/2016/Pt VIII-A/22 :- 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 in line with **Special Assistance to States for Capital Investment (SASCI)**, the Government of Meghalaya is pleased to amend the Meghalaya Building Bye-Law, 2021 (as amended) and notified as follows, namely, -

1. **Short title and commencement** — (1) These Byelaws maybe called the **Meghalaya Building (Fourth Amendment) Byelaws, 2025**.
(2) It shall come into force from the date of notification in the official Gazette.
2. **Amendment of Section-G.** – (1) In the existing Section-G Green Buildings & Sustainability Provisions, a new clause G.2 shall be added as below:

G.2 Green Building Certification

- a. Green Building Certification shall be mandatory for large scale projects covering a cumulative built-up area of 10,000 Sq. meters or above within the state.
- b. The Green Building Certification shall be issued by the recognized Green Building Council/Agencies such as Green Rating for Integrated Habitat Assessment (GRIHA), Indian Green Building Council (IGBC), Leadership in Energy and Environmental Design (LEED) etc
- c. The Green Building Certification documents shall be submitted along with building application.
- d. Certified Buildings shall be eligible for a rebate of up to 15% of Building permission fees. Percentage of rebate shall be based on the ratings achieved to be fixed by the Government.
- e. Additional FAR in the form of “Transferable Development Rights” (TDR) will be provided to the certified buildings as decided by the Government from time to time

Sd/-

(Dr. Vijay Kumar D., 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 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 for kind information of the Chief Secretary.
4. The P.A to the Commissioner & Secretary, Urban Affairs Department for kind information of the Commissioner & Secretary.
5. The P.A to the Secretary, Urban Affairs Department for kind information of the Secretary.
6. The Accountant General (A& E), Meghalaya, Shillong
7. The Deputy Commissioner
East Khasi Hills District / West Khasi Hills District / South West Khasi Hills District / Ri-Bhoi District / Eastern West Khasi Hills District / West Jaintia Hills District /East Jaintia Hills District / West Garo Hills District / East Garo Hills District / South Garo Hills District/South West Garo Hills District/North Garo Hills District
8. The Director Urban Affairs, Meghalaya Shillong.
9. The Director, Printing and Stationery Meghalaya Shillong for information and necessary action with a request to kindly supply 50 copies of the printed copies to this Department.
10. The Senior Informatics Officer, NIC, Meghalaya, Shillong
11. The Secretary, Meghalaya Urban Development Authority (MUDA) for information and necessary action.

By orders.,

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