

**GOVERNMENT OF MEGHALAYA
URBAN AFFAIRS DEPARTMENT**

NOTIFICATION

Dated Shillong the 19th November 2024

No.UAU73/2016/Pt III/76 - 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 may be called the Meghalaya Building (Second Amendment) Byelaws, 2024.

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

2. **Amendment of Section D-2:**

In the Byelaw D2, Table D-2, the existing provisions for Industrial Buildings at sl.no.8 and 12 shall be substituted and Note shall be added as follows, namely, -

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
8	Industrial Standalone (a) Plot Area 50-300 Sq.m (For Services, light, cottage, handloom Industries etc.)	1.5	40%	3	14
	(b) Plot area 300-3000 sq.m (For Services,	2.5	50%	6	24

	light, cottage, handloom Industries and Automobile workshop, etc.)				
12	Industrial (Standalone and Flatted Factories) Plot Area \geq 3000 Sq.m	3	75%	7	28

Note:

- i. The following Setbacks be adopted for Industrial (Standalone and Flatted Factories) Plot Area \geq 3000 Sq.m :-
 - a) For industrial buildings having covered area 2100 Sqm to 7500 Sqm, fire tenders shall have access to at least half of the perimeter of building which shall be minimum 5.0 m wide with 5.0 m turning radius and the remaining half of the perimeter of the building shall have a minimum 3.0 m setback.
 - b) For industrial buildings having covered area more than 7500 Sqm, fire tenders shall have access to at least half of the perimeter of building which shall be minimum 6.0 m wide with 6m turning radius and the remaining half of the perimeter of the building shall have a minimum 6.0 m setback.
 - ii. Hostels and dormitories shall be allowed within the industrial areas to reduce the distance between work and home, address safety concerns (particularly women), and help workers to increase their productivity.
3. **Amendment of Byelaw A2 :** In the Byelaw A2, definitions shall be inserted as follows, namely, -
- A2.64 Base Floor Area Ratio (FAR) -** The maximum Floor Area Ratio (FAR) allowable in a particular development intensity zone without premium charge.
- A2.65 Standalone Factories -** Standalone factory refers to an industrial establishment that is constructed as an independent structure, detached from any other buildings or factories. It is designed to operate autonomously on its own plot of land and is not reliant on shared facility or infrastructure with adjacent properties.
- A2.66 Flatted Factories -** A group of small industrial units located in multi-storeyed buildings with two or more goods lifts, sharing common services, and facilities and having their undivided share in the land.
4. **Amendment of Byelaw B4:** In the Byelaw B4(iii), the existing clause shall be deleted and shall be substituted as follows, namely, -

B4 (iii) For Standalone and Flatted Factories: The minimum size of the plot shall be 3000 sq.m.

5. **Addition of new Clause D10 in Section D:** In Section D of the Meghalaya Building Byelaws 2021, a new Clause D10 shall be added as follows:

D10 Central Business Districts and Transit Oriented Development Corridors

- a) Central Business Districts and Transit Oriented Development Corridors may be notified by the Government.
- b) Provisions of Section D8.2, D8.4 and D8.5 shall be applicable to all buildings within this zone
- c) Commercial buildings in this zone shall have the following regulations.

**REGULATIONS FOR CENTRAL BUSINESS DISTRICTS AND
TRANSIT ORIENTED DEVELOPMENT CORRIDORS**

TABLE D-10

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
1.	Commercial	4.5	50	12	42



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

Memo No.UAU73/2016/Pt III/76 - A

Dated Shillong the 19th November 2024

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..,

Additional Secretary to the Govt. of Meghalaya
Urban Affairs Department