

**GOVERNMENT OF MEGHALAYA
URBAN AFFAIRS DEPARTMENT**

NOTIFICATION

Dated Shillong, the 21st October, 2025

No.UAU. 73/2016/Pt.III(A)/70 - 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), DEREGULATION GUIDELINES and Online Building Permission System (OBPS) Compliance**, the Government of Meghalaya is pleased to amend the Meghalaya Building Bye-Law, 2021 (as amended) and notify as follows, namely, -

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

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

2. **Amendment of Bye-Law B10.** – (1) In **Bye-Law B10**, the existing clause (i) and (ii) shall be deleted and shall be substituted as follows, namely, -

“ (i) No septic tank / ETP/**STP** shall be located under a building/ room, unless the floor height is more than 1.20 meters.

(ii) Location of Septic tank/ETP/**STP** is permitted beneath a parking space, residual floor and setback area provided the minimum setback of a septic tank, soak pit from a plot boundary shall be 1.0m

However, wherever there is a water body adjacent to the plot, the setback of the Septic tank/ETP/**STP** shall be 6m or half the depth of the plot, whichever is higher. In case of a sloping site, the setback of the Septic tank/ETP/**STP** with respect to the floor other than the ground floor adjacent to the water body shall be 6m or 3/4th the depth of that floor, whichever is higher, as per Meghalaya Waterbodies (Conservation & Protection) Guidelines 2023 or as amended.”

3. **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 $\geq$ 3000Sq.m, the existing figure “75” in column 4 shall be substituted by the word “**NIL**” and the existing sub clause (b) of Note i. shall be deleted and substituted as shown below:

“(b) Parking norms for industries are as per existing Byelaws. Further, 50 % of the setbacks as per clause (5) of amended Bye-Law **D3** shall be allowed for open parking.”

4. **Amendment of Bye-Law D2.1.** Table D-3: - (1) In the existing Bye-Law **D2.1. Table D-3**, plot size “less than 2000” shall be replaced by “1000 – 2000” and in column 7, Rear setback of “1.80m” shall be replaced by “1.5m”. A new “Note 5” shall be added after Note 4 and Note 4, sub clause (i) shall be deleted and substituted as follows:

Note 4 (i) *In case reduced setback proposal is received from an applicant, such proposal may be considered only when “(i) the plot size is in between 2001 sq.ft. and 5000 sq.ft. with*

average plot width $\geq 10\text{m}$, the reduced setback applicable in such case shall not be less than 1.35m measured from the building line. Projections as per Table B-1 will not be applicable in case of reduced setback proposal on that side or portion thereof. Further the reduced setback is not applicable to High Rise Buildings, Special Building and Special Projects."

Note 5: - *For plots less than 1000 Sqft., the setbacks, FAR, Number of floors & Height shall be as per Table I (b) of the **Bye-Law I (d)** (as amended)."*

5. **Amendment of Bye-Law D3.** – (1) In the existing Bye-Law **D3** (as amended), clause (3) shall be deleted and clause (1) shall be replaced as follows:

"(1) For plots between 2001 Sqft. and 35000 Sqft., Fire tenders shall have access to at least one-third of the perimeter of building which shall be minimum 4.5m wide with 4.5m turning radius and the remaining two-third of the perimeter of the building shall have a minimum of 2.50m setback with front setback not less than as stipulated in Table-D3 (or as amended). Projections (closed or open) of maximum 0.75m and 0.60m measured from the building line from a height above 5.50m from the ground level may be permitted towards the side setback of 4.50m and 2.50m respectively."

(2) In the existing Bye-Law **D3** (as amended), clause (5) shall be deleted and shall be substituted as follows:

"(5) PARKING PROVISIONS

50 % of the setbacks (front, sides & rear) shall be allowed for provision of open parking, however the same shall be arranged in such a way that the movement of fire tenders or people are not hindered during emergency. These open parking space may be integrated with soft cover by paving, ground water recharge, etc."

(3) In the existing Bye-Law **D3** (as amended) sub-Clause a) & b) of Clause (6) shall be deleted and shall be replaced as follows:

"(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 (or as amended) shall apply to such proposed portion only subject to structural feasibility and clearance;
- (ii) Plot coverage shall be as per provisions of these byelaws (or as amended);
- (iii) FAR shall be limited to 2 only with FAR exemptions as per provisions of these byelaws (or as amended) subject to structural feasibility and clearance;
- (iv) Lift to be provided as per provisions of these byelaws;
- (v) Emergency/secondary staircase to be provided as per provisions of these byelaws;

(vi) Parking space requirements as per provisions of these byelaws (or as amended);

(b) For alteration, change of use, etc. only (vi) of (a) above shall be applicable.”

(4) In the existing Bye-Law **D3** (as amended), clause (7) SETBACKS FOR SPECIAL BUILDINGS/PROJECTS” shall be deleted.

(5) In the existing Bye-Law **D3** (as amended) sub-Clause a) & b) of Clause (8) along with the word “OR, the following Setbacks may be adopted as under in lieu of setbacks prescribed in these byelaws or Table D – 4” shall be deleted and Clause (8) shall be substituted as follows:

“(8) SETBACKS FOR HIGH RISE / SPECIAL BUILDINGS/SPECIAL PROJECTS:

The following minimum setbacks as prescribed in Table below shall be provided for buildings other than those in Central Business Districts (CBD) and Transit Oriented Development Corridor (TOD) 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
> 36 – 42 m	9.00 m	7.50 m

6. **Amendment of Bye-Law D10.** – (1) The existing new Bye-Law **D10** along with the **Note** shall be deleted and a new Clause (9) in Bye-Law **D3** shall be added after Clause (8) and existing Clause 9 and 10 shall be renamed as Clause 10 and 11 respectively as follows:

“(9) Central Business Districts and Transit Oriented Development Corridors

- Central Business Districts and Transit Oriented Development Corridors may be notified by the Government.
- Commercial and Mixed-use buildings in this zone shall have the following regulations.

REGULATIONS FOR CENTRAL BUSINESS DISTRICTS AND TRANSIT ORIENTED DEVELOPMENT CORRIDORS

Table D - 5

Plot size (Sqft.)	Max Permissible FAR	Max Ground Coverage	Max number of floors	Max building height	Min Front Setback	Min Sides and Rear Setback
20,001-50,000	4.5	NIL	10	>27 – 36 m	7.50 m	6.00 m
50,001-80,000	4.5+2.5*	NIL	12	>36 – 42 m	9.00 m	7.50 m
> 80,000	4.5+2.5*	NIL	12	>36 – 42 m	9.00 m	9.00 m

NOTE:

* Maximum FAR of 2.5 out of 7 shall be the Premium FAR to be payable to the concerned authorities either through purchase of Transferable Development Right (TDR) or through rate fixed by the authority from time to time."

7. **Amendment of Bye-Law I (a)** of Meghalaya Building (Amendment) Byelaws, 2024.
In **TABLE I(a)**, in Column 7, Sl no.1, the word "Rear = 1.5m" shall be substituted by the word "Rear = 1.0m" and in Sl no.2, the word "Rear = 1.8m" shall be substituted by the word "Rear = 1.2m"
8. **Amendment of Bye-Law I (d)** of Meghalaya Building (Amendment) Byelaws, 2024.
In **Byelaw I(d), Special provision for Small Residential plot**, new words "Commercial, Industrial, Storage & Mixed-use" shall be inserted after the word "Residential" and in Table-I(b), Column 4, Sl.no.1,2 and 3, the number 50% shall be substituted by the word "Nil". The new **Bye-Law I(d)** and **TABLE I(b)** shall be read as follows:

"I(d), Special provision for Small Residential, Commercial, Industrial, Storage & Mixed-use plot"

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	Up to 500 Sq.ft	1.0	NIL	G+1 (2 storey)	7/9 (for Industrial)	Front=1.8m, Rear = 0.75m Sides = 0.75m
2	501 Sq.ft. to 750 Sq.ft.	1.5	NIL	G+2 (3 storey)	10	Front=2.1m, Rear = 1.0m Sides = 1.0m
3	751 Sq.ft. to 1000 Sq.ft.	2	NIL	G+3 (4 storey)	14	Front=2.5m, Rear = 1.0m Sides = 1.0m

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

12:48pm.

Memo No.UAU. 73/2016/Pt.III (A)/70-A

Dated Shillong, the 21st October,2025

Copy to:

1. The P.S to the Hon'ble Chief Minister of Meghalaya for kind information of the Hon'ble Chief Minister.
2. The P.S to the Hon'ble Deputy Chief Minister i/c Urban Affairs for kind information of the Hon'ble Deputy Chief Minister.
3. The P.S to the Chief Secretary to the Govt. of Meghalaya for kind information of the Chief Secretary.
4. The P.A to the Commissioner & Secretary to the Govt. of Meghalaya, Urban Affairs Department for kind information of the Commissioner & Secretary.
5. The P.A to the Secretary to the Govt. of Meghalaya, Urban Affairs Department for kind information of the Secretary.
6. The Cabinet Affairs Department with reference to Agenda Item No.163/2025.
7. The Accountant General (A&E) Meghalaya, Shillong for information.
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 Director, Urban Affairs Meghalaya, Shillong for information and necessary action.
10. The Secretary, Meghalaya Urban Development Authority (MUDA) for information.
11. The Director, Printing & Stationery Meghalaya, Shillong with a request to publish the notification in the Gazette of Meghalaya and to supply to this Department with 50 spare copies.
12. The Senior Informatics Officer, NIC, Meghalaya, Shillong.

By order etc.,



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