

**GOVERNMENT OF MEGHALAYA
URBAN AFFAIRS DEPARTMENT**

NOTIFICATION

No. UAU. 92/2020/Pt./47

Dated Shillong, the 29th July, 2026

In supersessions to the Notification NO.UAU. 28/2012/Pt/14 Dated: 29th June, 2012 of the New Shillong Township Development Agency rules 2012 and NO.UAU. 92/2020/85 Dated 8th October, 2021 of the New Shillong Township Development Agency Bye Laws 2021, the Governor of Meghalaya is pleased to notify the amendment to subsume the Rules and Bye Laws with the following functions, powers and frameworks:

Name of the Entity:

The Authority shall be called the "NEW SHILLONG DEVELOPMENT AUTHORITY" (hereinafter referred to as "the Authority" or "NSDA").

1. Short Title and commencement:

- i. These amendment shall be called the New Shillong Development Authority Amendment, 2026.
- ii. These Amendment shall come into force on or from the date of the publication in the Official Gazette.

2. Amendment to Clause (2) Definitions:

(e) "Authority" means the New Shillong Development Authority

3. Amendment to Clause (3) Establishment of the New Shillong Township agency

Renamed to Establishment of the New Shillong Development Authority

The objectives for which the Society is formed are to avail the loan and financial management, timely servicing the loan, allotment of land, development of infrastructure and administration of the New Shillong City.

Further, in addition, planning, development and administration of the New Shillong City. To attain this objective, the Authority shall also undertake the following, but not limited to:

- i. Planning, development and administration of the New Shillong City;
- ii. Preparation, implementation and revision, from time to time, of the Master Plan for the New Shillong City;

- iii. Land acquisition, land pooling, land banking and land management for the purposes of the City;
- iv. Land allotment, lease, licensing and transfer within the City, on such terms and at such rates as may be approved by the Governing Body from time to time;
- v. Development of residential, commercial, institutional, industrial and mixed-use zones within the City;
- vi. Development of roads, bridges, drainage, sewerage, water supply, electricity, Information and Communication Technology (ICT) infrastructure and other public utilities within the City;
- vii. Affordable housing and integrated City projects;
- viii. Development of Government offices and other public infrastructure within the City;
- ix. Environmental protection, sustainable development and climate-resilient urban infrastructure;
- x. Mobilization of funds from the Government, financial institutions, multilateral agencies and through Public-Private Partnership (PPP) arrangements for the developmental projects of the Authority, and preparation of a detailed action plan for the repayment of any loan so received;
- xi. Estate and asset management in respect of the properties of the Authority;
- xii. Revenue generation through land and infrastructure development;
- xiii. Coordination with Government Departments, statutory authorities and local bodies for the achievement of the objects of the Authority;
- xiv. Undertaking consultancy, research, surveys, GIS mapping and capacity-building activities relevant to the objects of the Authority;
- xv. Undertaking all such other activities, either alone or in conjunction with other organizations or persons, as may be incidental or conducive to the attainment of the above objects.

The general and incidental powers necessary to give effect to the above objects — including with respect to acceptance of grants, investment of funds, borrowing, creation of funds, acquisition/ disposal of property and sue and be sued — are set out in the Rules and Regulations of the Authority.

4. Amendment to Clause (4) Area of Operation

The area of operation of the Authority shall extend to the New Shillong City as per the notification of the Urban Affairs Department.

5. Amendment to Functions and Powers of the Authority

- i. The Authority shall mobilise fund from Meghalaya Infrastructure Development

Finance Board, other agencies and financial institutions for the purpose of developmental projects in the New Shillong City. In case of loan received from financial institutions, the Agency shall prepare detail action plan for repayment of loan.

- ii. Notwithstanding anything contained in these Rules and Regulations, the Government shall have the right to issue directions in regard to the business of the Authority, or to modify, amend or repeal any clause in these Rules and Regulations, and the decision of the Government on any question relating to the administration of the Authority shall be final.

6. Amendment to Clause (5)

The Authority shall comprise of the following structure:

- a. The Governing Body
- b. The Executive Committee
- c. The Engineering Wing

A. Members of the Governing Body of the Authority:

The Authority shall consist of the following Members:

- i. Chief Secretary to the Government of Meghalaya: Chairman
- ii. Additional Chief Secretary/ Principal Secretary/ Commissioner & Secretary/ Secretary to the Government of Meghalaya Finance Department: Member
- iii. Principal Secretary/ Commissioner & Secretary/ Secretary to the Government of Meghalaya, Revenue Department: Member
- iv. Principal Secretary/ Commissioner & Secretary/ Secretary to the Government of Meghalaya, Urban Affairs Department: Chief Executive Officer and Member Secretary
- v. Principal Secretary/ Commissioner & Secretary/ Secretary to the Government of Meghalaya, Planning Department: Member
- vi. Commissioner Secretary/ Secretary to the Government of Meghalaya, Law Department: Member
- vii. Deputy Commissioner, East Khasi Hills District: Member
- viii. Director, Urban Affairs-cum Deputy CEO, New Shillong Development Authority: Member
- ix. Secretary, Meghalaya Urban Development Authority: Member

B. Executive Committee:

The Executive Committee shall comprise of the following members for day to day decisions:

1. Chief Executive Officer
2. Deputy Chief Executive Officer
3. Engineer in Chief
4. Representative of Finance/Financial Officer of the Authority

C. The Engineering Wing: The Engineering Wing shall be headed by an Engineer in Chief. The Engineer in Chief shall exercise such powers and perform such duties as may be delegated by the Governing Body of the Authority from time to time. In particular, the Engineer in Chief shall be responsible for the overall construction, implementation and supervision of all construction activities undertaken by the Authority. The Engineer in Chief shall also have powers similar to those of the Chief Engineer of Meghalaya under the Meghalaya Delegation of Financial Powers Rules 2006

7. Proceedings of the Governing Body:

- i. The Chairperson of the Governing Body, or in his absence the senior-most official Member, shall preside over the meeting of the Governing Body.
- ii. A notice of not less than seven (7) days shall be sent to each Member for every meeting of the Governing Body.
- iii. The Chairperson shall direct the Member Secretary/Chief Executive Officer to convene all meetings of the Governing Body.
- iv. In certain exigencies, any business which may be necessary for the Governing Body to perform may be carried out by a resolution in writing, circulated among all its Members; such resolution so circulated and approved by a majority of the Members signing shall be deemed to be a resolution passed at a meeting of the Governing Body.

8. Annual General Meeting:

The Authority shall hold an Annual General Meeting at least once in every year, and not more than 15 months shall elapse between two successive Annual General Meetings. The Financial Statements and the Auditor's Report shall be placed at the Annual General Meeting of the Authority for its consideration and approval.

9. Amendment to Clause 6(a) Modalities for the Receipt of Funds

- i. All the allocated funds and grants intended for the Authority shall be placed at its disposal through the Member Secretary/Chief Executive Officer of the Authority.

- ii. All the allocated funds, grants, etc. may be received directly or through the Government of India/Government of Meghalaya and shall be credited to the savings bank account of the Authority.
- i. The Authority may accept grants from bilateral/institutional agencies after entering into a Memorandum of Understanding for the purpose, with the approval of the Government of Meghalaya, along with the recommendation of the Governing Body of the Authority.
- ii. All such sums received by the Authority shall form part of the fund of the Authority and shall be expended for the purpose for which they are received.

10. Amendment to Clause (10) Dissolution

- i. Subject to the Meghalaya Societies Registration Act, 1983 (Act 12 of 1983) and the approval of the State Government, the Authority may be dissolved by a Resolution at an ordinary general meeting, supported by more than three-fourths of the total Members.
- ii. If, on the winding up or dissolution of the Authority, there remains after the satisfaction of its debts and liabilities any property whatsoever, the same shall not be paid to or distributed among the Members of the Authority or any of them, but shall be dealt with in the manner provided by Section 27 of the Meghalaya Societies Registration Act, 1983.
- iii. Upon dissolution, all assets and liabilities shall vest in the State Government and be dealt with as directed.

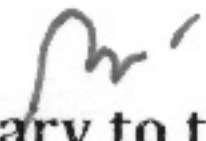
Sd/-Dr. D. Vijay Kumar, IAS
Commissioner & Secretary to the Govt. of Meghalaya
Urban Affairs Department

Memo No. UAU. 92/2020/Pt./47-A

Dated Shillong, the 29th July, 2026

Copy to:

1. The Commissioner & Secretary to the Governor for kind information of the Governor.
2. The P.S to the Hon'ble Chief Minister for kind information of the Hon'ble Chief Minister.
3. The P.S to the Deputy Chief Minister i/c Urban Affairs Department for kind information of the Deputy Chief Minister.
4. The P.S to the Chief Secretary, Govt. of Meghalaya for kind information of the Chief Secretary.
5. The P.S To the Additional Chief Secretary to the Govt. of Meghalaya for kind information of the Additional Chief Secretary.
6. The P.S to the Principal Secretary to the Govt. of Meghalaya, Revenue Department for kind information of the Principal Secretary.
7. The P.A to the Commissioner & Secretary to the Govt. of Meghalaya, Urban Affairs Department/ Planning Department/ Finance Department for kind information of the Commissioner & Secretary.
8. The Secretary, Law Department.
9. The Deputy Commissioner, East Khasi Hills District, Shillong.
10. The Director, Urban Affairs, Meghalaya, Shillong.
11. The Secretary, Meghalaya Urban Development Authority(MUDA), Shillong.
12. The Director, Printing and Stationeries with a request to kindly publish this notification in the next issue of the Meghalaya Gazette.
13. The State Informatics Officer/Senior System Analyst, NIC, Meghalaya, Shillong


Joint Secretary to the Govt. of Meghalaya
Urban Affairs Department