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PART-IIA

GOVERNMENT OF MEGHALAYA

NOTIFICATIONS

The 19th November, 2024.

No.UAU.73/2016/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 maybe 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, light, cottage, handloom Industries and Automobile workshop, etc.)	2.5	50%	6	24
12	Industrial (Standalone and Flatted Factories) Plot Area > = 3000 Sq.m	3	75%	7	28

Note:

i. The following Setbacks be adopted for Industrial (Standalone and Flatted Factories) Plot Area > = 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, nameiy, -

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

VIJAY KUMAR D.
Commissioner & Secretary to the Govt. of Meghalaya,
Urban Affairs Department.

The 19th November, 2024.

No.UAU.8/2022/118. - The Governor of Meghalaya is pleased to adopt the Meghalaya State Policy on Construction & Demolition Waste, 2024 to sustainably manage the Construction and Demolition Waste generated in statutory towns of Meghalaya.

The policy aims to scientifically enable Urban Local Bodies and other Stakeholders to segregate, collect, transport and dispose Construction and Demolition Waste while promoting recycling of such wastes into usable construction materials.

This Policy will come into force with effect from 19th November, 2024.

VIJAY KUMAR D.
Commissioner & Secretary to the Govt. of Meghalaya,
Urban Affairs Department.

1. Introduction

Urbanisation in Meghalaya has been accompanied with physical growth of towns. This is manifested in the construction of new buildings and infrastructure such as roads, bridges, parking lots, etc. At the same time, brownfield development is occurring where old or unsafe buildings are being demolished to make way for newer construction. Such activity generates waste of inert and non-biodegradable material such as concrete, plaster, metal, wood, plastics etc.

These wastes are heavy, having high density, often bulky and occupy considerable storage space either on the road or communal waste bin/container. It is not uncommon to see piles of such waste, stacked on the roadside or on vacant land which results in traffic congestion and disruption. In the hill towns of Meghalaya, this waste also finds its way into surface drains, choking them. It is estimated to constitute about 10-20 % of the municipal solid waste.

First of all, many of the materials used in the construction of buildings are produced in a non-sustainable way. The factories that make these materials, cause harmful CO2 emissions and there is a huge environmental impact associated with the extraction and consumption of raw materials.

As per a study conducted by Centre for Science and Environment of India, a new construction generates 40-60 kg. of Construction and Demolition waste per Sqmt. while building repair produces 40-50 kg. per Sqmt. of waste. The waste produced per Sqmt. of demolition is 10 times that generated during construction.

Under Rule 9(1) of the Construction and Demolition Rules, "The Secretary in-charge of development in the State Government or Union Territory is required to prepare the policy document with respect to management of construction and demolition waste in accordance with the provisions of Construction and Demolition Rules". Pursuant to this provision, this policy on Construction and Demolition Waste is being prepared for the State of Meghalaya for sustainable management of the Construction and Demolition Waste which is increasingly being generated within its jurisdictions. This policy is aimed at relevant authorities, urban local bodies and other stakeholders to prepare the plan and procedures for management of Construction and Demolition Waste within their jurisdictions. All definitions under the Construction and Demolition Waste Management Rules, 2016 shall apply in this policy.

2. Objectives

The objectives of the Meghalaya Construction and Demolition Waste Management Policy are:

i. To ensure that no Construction and Demolition Waste is dumped in open spaces by 2026.

ii. To ensure establishment of Construction and Demolition Waste recycling facility within stipulated time period 3 (three) years from notification of the Policy).

iii. To ensure procurement of by-products of recycling (10-20%) in Municipal / Govt. contracts subject to strict quality control and standards prescribed by Bureau of Indian Standards.

iv. To ensure that adequate preventive measures be taken by bulk waste generators to avoid any dust emissions out of Construction and Demolition waste handling at construction site during storage and unloading as mandated under CPCB guidelines, 2017.

v. To ensure reuse or recycling of Construction and Demolition Waste by 2027.

3. Roles & Responsibilities of stakeholders

3.1 Duties of State Pollution Control Board

i. State Pollution Control Board shall monitor the implementation of the Construction and Demolition Waste Management Rules, 2016 by the concerned local bodies and the competent authorities and the annual report shall be sent to the Central Pollution Control Board and the State Government for generating State level comprehensive data.

ii. State Pollution Control Board shall grant authorization to construction and demolition waste processing facility after examining the applications received.

iii. State Pollution Control Board shall prepare annual report with special emphasis on the implementation status of compliance of the Construction and Demolition Waste Management Rules, 2016 and forward report to Central Pollution Control Board before the 31st July for each financial year.

3.2 Duties of Service Provider and Their Contractors

i. The service providers shall prepare a comprehensive waste management plan covering segregation, storage, collection, reuse, recycling, transportation and disposal of construction and demolition waste generated within their jurisdiction. This is to be done with the involvement of the traditional local institutions for efficient management.

ii. The service providers shall remove all construction and demolition waste and clean the area every day, if possible, or depending upon the duration of the work, the quantity and type of waste generated, appropriate storage and collection, a reasonable timeframe shall be worked out in consultation with the concerned local authority.

iii. In case the service providers have no logistical support to carry out the work, they shall tie up with the authorised agencies for removal of construction and demolition waste and pay the relevant charges as notified by the local authority. All such logistical supports shall be equipped with GPS device and the service provider will provide daily report on collection and disposal of Construction and Demolition waste.

lv. Dust control Plan: Suitable measures shall be taken by the Concessionaire to control and manage the dust generated during processing of Construction and Demolition Waste and ensure that dust

generation is minimal even during the dry seasons. Failing to do so will attract heavy penalty as decided by the authority from time to time through notifications.

v. Development of Re-cycle Material: the service provider shall develop the recycled materials which will be certified by BIS and will be sold for various works at construction site (Public and Private both). An audit trail shall be maintained by the service provider to keep track of Construction and Demolition waste collected and their utilization.

3.3 Duties of Local Authority:

i. Issue detailed directions with regard to proper management of construction and demolition waste within its jurisdiction in accordance with the provisions of Construction and Demolition rules and the local authority shall seek detailed plan or undertaking as applicable, from generator of construction and demolition waste;

ii. Chalk out stages, methodology and equipment, material involved in the overall activity and final clean up after completion of the construction and demolition;

iii. Seek assistance from concerned authorities for safe disposal of construction and demolition waste contaminated with industrial hazardous or toxic material or nuclear waste if any.

iv. Shall make arrangements and place appropriate containers for collection of waste and shall remove at regular intervals or when they are filled, either through own resources or by appointing private operators;

v. Shall get the collected waste transported to appropriate sites for processing and disposal either through own resources or by appointing private operators;

vi. Shall give appropriate incentives to generator for salvaging, processing and/or recycling preferably in-situ;

vii. For granting building permission under municipal jurisdiction, Construction and Demolition waste management plan is to be made a prerequisite under the Meghalaya Building Bye Laws.

viii. Shall examine and sanction the waste management plan of the generators within a period of one month or from the date of approval of building plan, whichever is earlier from the date of its submission;

ix. Shall keep track of the generation of construction and demolition waste within its jurisdiction and establish a data base and update once in a year;

x. Shall devise appropriate measures in consultation with expert institutions for management of construction and demolition waste generated including processing facility and for using the recycled products in the best possible manner;

xi. Shall create a sustained system of information, education and communication for construction and demolition waste through collaboration with expert institutions and civil societies and also disseminate through their own website;

xii. Shall make provision for giving incentives for use of material made out of construction and demolition waste in the construction activity including in non-structural concrete, paving blocks, lower layers of road pavements, colony and rural roads.

3.4 Duties of the Waste Generator:

i. Every waste generator shall *prima-facie* be responsible for collection, segregation of concrete, soil and others and storage of construction and demolition waste generated, as directed or notified by the concerned local authority in consonance with these rules.

ii. The generator shall ensure that other waste (such as solid waste) does not get mixed with this waste and is stored and disposed separately.

iii. Waste generators who generate more than 20 tons or more in one day or 300 tons per project in a month shall segregate the waste into four streams such as concrete, soil, steel, wood and plastics, bricks and mortar and shall submit waste management plan and get appropriate approvals from the local authority before starting construction or demolition or remodeling work and keep the concerned authorities informed regarding the relevant activities from the planning stage to the implementation stage and this should be on project to project basis.

iv. Every waste generator shall keep the construction and demolition waste within the premise or get the waste deposited at collection center so made by the local body or handover it to the authorised processing facilities of construction and demolition waste; and ensure that there is no littering or deposition of construction and demolition waste so as to prevent obstruction to the traffic or the public or drains.

v. Every waste generator shall pay relevant charges for collection, transportation, processing and disposal as notified by the concerned authorities; Waste generators who generate more than 20 tons or more in one day or 300 tons per project in a month shall have to pay for the processing and disposal of construction and demolition waste generated by them, apart from the payment for storage, collection and transportation. The rate shall be fixed by the concerned local authority or any other authority designated by the State/City Government.

4. Key Constraints in managing Construction and Demolition Waste Management in the State

The constraints mentioned below are largely similar to those already mentioned in the Meghalaya State Waste Management Policy and Strategy, 2019 :

- Absence of formal institutions to manage waste in most towns except in the 6 towns where there are existing Municipal Boards and in the Shillong Cantonment.
- Inadequate Financial, Technical and Project Development support to Urban local bodies.
- Lack of general public awareness on proper waste management practices.
- Lack of technical expertise and inadequate institutional arrangements to handle contracts in the Urban local bodies.
- Lack of easy availability of land is a key issue in designing processing and disposal facilities.
- Absence of user charges in lieu of waste management services makes Operation and Maintenance un-sustainable.

5. The Strategy emphasises on the following key issues;

5.1. Storage, Collection and Transportation of Construction and Demolition Waste:

The waste should be stored in the site itself, if possible. Attempts should be made to keep the waste segregated into different heaps, which can be reused at the same site for purpose of construction.

Construction and Demolition waste should be kept in the generator's compound and then transported to designated disposal sites prescribed by the local authority. Local authority will formalize a collection system with adequate tracking and monitoring.

The construction and demolition debris will be collected by the respective Local Authority separately without mixing with other solid waste. The Local Authority shall develop and maintain an area specifically for dumping of construction or demolition waste in the land fill site. The Local Authority will send its vehicles to pick up segregated construction and demolition wastes after getting prior intimation by the waste generator and after payment of suitable charge to be notified by the Local Authority from time to time in accordance with Construction and Demolition Waste Management Rules, 2016.

Manual loading and unloading should be permitted with proper Personal Protective Equipment.

A framework is to be developed by the urban local body for organized storage, collection and reuse or disposal of waste generated. The Construction and Demolition waste should be transported to the designated location/s on self-arrangements by generators or through other systems provided by urban local body. Either way, both the generator and the transporting entity should maintain records of the quantum of waste transported to the designated processing/ dumping area. Vehicles carrying Construction and Demolition waste should be covered to avoid dust, air pollution and spilling of debris on roads. These trucks can also be enabled with GPS devices for tracking of waste flow from the collection points or generation site to the waste processing facility.

5.2 Disposal:

Construction and Demolition waste should not be allowed to be dumped in landfills before recovering useful materials from the waste stream. The small fraction of Construction and Demolition waste that comes out as unusable waste product after processing is to be used in landfilling or pavement making and the rest needs to be disposed properly in a sanitary landfill and should not be mixed with other municipal solid waste. Even for cities which do not have dedicated recycling facilities, the Construction and Demolition waste debris can be used to some extent for approved public works construction projects where possible and the rest should be disposed at designated dumping sites which provides an opportunity for recycling them in the future.

5.3 Processing and Utilization of Construction and Demolition Waste:

In Meghalaya, material streams in Construction and Demolition waste of immediate market value like metals, wood frames, etc. are recovered for the secondary market (usually by the informal sector), while the rest of debris is left behind.

a. As far as Possible, materials that have a potential of reuse may be segregated accordingly for recycling.

b. Items like broken reinforcement, brick bats, etc. may be sold at site.

The recycling of Construction and Demolition Waste is primarily divided into the wet and dry process. The dry recycling process involves (a) segregation into streams such as bricks, concretes etc. and removal of materials such as large metal scraps, cardboard, paper, plastic and wood from the Construction and Demolition Waste (b) primary and secondary crushing of the cleaned Construction and Demolition Waste to reduce the size of the material and (c) screening of the particles for extracting aggregates of various sizes. In the wet process after secondary crushing and screening the material is washed and screened again to remove loose soil and grit. The wet process reduces the residue (loose

soil and grit) which cannot be converted into recycled products. The selection of the appropriate process for recycling of Construction and Demolition waste should take into account factors such as the type of soil and other geological conditions, quality of segregation, use of end products etc. For example, using the wet process with black soil would create sludge rather than washing away the residue.

Construction and Demolition Waste such as concrete and bricks can be crushed and used as coarse or fine aggregates while soil, sand and gravel can also be reprocessed for productive use as fine aggregates. These finished products can be used for non-structural purposes such as kerbstone, paver block and road construction. Coarse and fine aggregates can also be used as a part replacement for natural sand.

Set out below is an overview of the process of recycling components of Construction and Demolition Waste and. their respective end-use.

Table 1: Table of Materials, Process and End Products

Material	Process	End-Use
Concrete	Crushed and mixed Crushed and screened	New cement blocks Asphalt concrete
Dirt	Sorted	Landscaping/Landfill cover
Reinforced concrete	Crush sorted, and steel bar removed. Steel recycled.	Crushed, sorted aggregate. For recycling.
Clay bricks and roof tiles	Cleaned, Crushed and sorted. Pulverised	Reused for masonry Aggregate Mixed with lime to produce mortar
Calcium silicate bricks	Cleaned Crushed Pulverised	Reused for masonry Aggregate Recycled into new Calcium Silicate bricks
Natural stone masonry	Cleaned Crushed	Reused for masonry Aggregate
Natural stone slabs	Cleaned; Crushed	Flooring, cladding, aggregate
Ceramic Tiles	Cleaned, Crushed	Flooring, cladding, aggregate-
Asphalt Paving	Crushed and cold mixed Crushed and hot mixed	Road construction excluding wearing course
Mixed demolition waste	Crushed	Fill material
Steel	Cleaned Recycled	Reused steel components New steel components
Aluminium	Cleaned Recycled	Aluminium recycled streams
Timber beams, doors	Cleaned	Reused as shuttering and other products Feedback for engineered woods
Plastics	Recycled	Plastic recycling stream
Gypsum plasterboard	Cleaned	Reuse as boards

5.4 Criteria for site selection for storage and processing or recycling facilities for construction and demolition waste:

As per guideline given in the Schedule I of Construction and Demolition Waste Management Rules, 2016. Land size should be large enough to last for 20 to 25 years. The site may be taken up alongwith the SLF and waste processing sites so identified by each urban local body.

5.5 On Legislation and Institutional Arrangements:

a. Legislation and institutional arrangements for the development and use of Construction and Demolition waste shall be periodically reviewed. Gaps shall be filled, and updating of the institutional arrangements with parallel legislation shall be made periodically to cope with varying circumstances and for this government shall notify an agency giving full power to take necessary action in this matter.

b. The role of the Government shall be fine-tuned and its involvement reduced to be regulatory and supervisory. Involvement of the stakeholders in Construction and Demolition waste processing and marketing shall be introduced and expanded.

5.6 Public Awareness:

a. The public shall be educated through various means of 1CT on Construction and Demolition waste handling and processing.

b. Programs should be conducted by the Urban local bodies alongwith Non-Government Organizations and local neighbourhood committees to give the process a thrust.

c. A public participation and community engagement process will not only aid in identifying potential consumers but also serve as a public education program.

5.7 Monitoring & Evaluation:

Local authority will develop a monitoring and evaluation framework to measure cities' performance, and also devise data collection and reporting systems using indicator framework developed for Construction and Demolition waste. A cell may be created inside urban local body to monitor and evaluate the management of all types of waste. The cell will be created by funds from external agency funding or from the funds of 15th finance commission or through the state budget. A Management Information System (MIS) will be developed accordingly to monitor and evaluate the progress.

5.8 Financial Sustainability

The main sources of revenue for Urban local bodies to manage Construction and Demolition Waste are (i) user fees which could be collected separately or as part of the property tax; (ii) revenue from sale of by products from Construction and Demolition Waste and (iii) fines and penalties.

5.9 Penalties

In order to ensure compliance with Construction and Demolition Rules, Urban local bodies should frame byelaws for management of Construction and Demolition Waste and these bye-laws should include significant penalties to serve as a deterrent against non-compliance. Further, it is recommended that the penalties be structured as a waterfall arrangement where penalties increase proportionately for consecutive and repeated non-compliance(s) by the same person. An example of such waterfall mechanism could be twice the fine amount for the second offence and thrice the penalty amount for the third offence and finally, in case of fourth contravention, the urban local body should have the power to

stop the construction, demolition and/or renovation activity and/or the license issued by it to the person for carrying on business. The Urban local bodies could also structure the penalties as a percentage of the project value and/or quantity of Construction and Demolition Waste dumped in contravention of the Construction and Demolition Rules. These amounts shall be used towards the urban local body's operation and maintenance costs for providing Construction and Demolition Waste management services, salaries of personnel, incentives, grants and other uses as may be considered appropriate by the urban local body from time to time.

6. Road Maps and Timelines for implementation.

The Construction and Demolition Waste Management Rules, 2016 had identified timelines for various activities/objectives to be achieved by the stake holders. On this policy being adopted by the state, all cities, towns, urban centres as well as all other stake holders shall strive to abide by the timeline below, so as to successfully implement the policy and achieve the objectives that this policy has spelled out.

Table 2: Timelines for Construction and Demolition Rules compliance

Sl. No.	Compliance Criteria	Cities with population of 0.5-01 million	Cities with population of less than 0.5 million
1	Identification of sites for collection and processing facility	12 months from the date of notification of Policy	12 months from the date of notification of Policy
2	Commissioning and implementation of Construction and Demolition waste processing facility	36 months from the date of notification of Policy	36 months from the date of notification of Policy

The 27th November, 2024.

No.UAU.76/2022/Pt.I/74. - In exercise of the power conferred by the sub-section (2) of Section 10 of the Meghalaya Town & Country Planning Act, 1973 (Assam Town and Country Planning Act, 1959 (Assam Act 2 of 1960) as adapted and amended *vide* Adaptation of Laws of Laws Order No. 3 of 1973, the Government of Meghalaya on recommendation of the State Advisory Council is pleased to approve the Shillong Master Plan 2021-2041 and adopt the same with immediate effect.

VIJAY KUMAR D.,
Commissioner & Secretary to the Government of Meghalaya,
Urban Affairs Department.

The 14th November, 2024.

No.DC.VII/GenI/136/2024/4. - Under the Provision of Section 3 and 4 of the United Khasi-Jaintia Hills (Christian Marriage) Act, 1954 (Act No. 11 of 1954) *read* with Section 9 of the Indian Christian Marriage Act, 1872, the Executive Committee, Khasi Hills Autonomous District Council is pleased to grant License to the following persons belonging to the **Khasi Jaintia Presbyterian Synod Pdeng** authorizing each to grant Certificate(s) of Marriage or Marriages between person(s) both of whom is or are Christian living within the jurisdiction of the Khasi Hills Autonomous District Council, subject however, to revocation at any time as may be notified.

Sl. No.	**Names**
1.	Rev. Banteilang Nongkhlaw
2.	Rev. Erickson Nongrum
3.	Rev. Banteinam Lyngdoh
4.	Rev. Bashanskhem Pathaw
5.	Pro. Pastor Rejoicestar Nongspung
6.	Pro. Pastor Badathrang Kharsahnoh
7.	Pro. Pastor Banshai Kharpuri.

D. G. SYIEMIONG,
Secretary to the Executive Committee,
Khasi Hills Autonomous District Council,
Shillong.