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No. 193

Shillong, Monday, November 3, 2025

12th Kartika, 1947 (S. E.)

PART-IIA

GOVERNMENT OF MEGHALAYA
URBAN AFFAIRS DEPARTMENT

NOTIFICATION

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 may be 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 ≥ 3000 Sq.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 ≥ 10 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

- a) Central Business Districts and Transit Oriented Development Corridors may be notified by the Government.
- b) 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

VIJAY KUMAR D.,

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



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PART-IIA

GOVERNMENT OF MEGHALAYA
REVENUE & DISASTER MANAGEMENT DEPARTMENT

DECLARATION

(Under Section 19 (1) of the Act – 30/2013)

The 3rd June, 2025.

No.RDA.40/2021/73. - Whereas it appears to the Government that a total of **1046.25 Sq.m.** of land is required at Dangar Village, Balat, in the East Khasi Hills District for public purpose, viz. for construction of OCR Complex for SIB in the State of Meghalaya.

Therefore, Declaration is made that the plot of land measuring **1046.25 Square Meters** more or less of standard measurement at Dangar Village, in District East Khasi Hills as per detail description below is under acquisition for the above said project and is required be taken by the Government for public purposes:-

North :- Land of Hima of Bhowal

East :- Land of Hima of Bhowal

South :- Land of Hima of Bhowal

West :- Land of Hima of Bhowal

The Declaration is made under Section 19(1) of Act No. 30/2013 after no objection of persons interested and due enquiry as provided u/s 15 of the Act No.30/2013. The number of families likely to be resettled due to Land Acquisition is X for whom Resettlement has been identified, whose brief description is as followings:-

Village X District X Area X (in Acres).

The Map/Plan of the above land may be inspected in the office of the District Collector, East Khasi Hills, on any working day.

Joint Secretary to the Govt. of Meghalaya,
Revenue & Disaster Management Department.