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## EXTRAORDINARY

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#### **NOTIFICATION**

**No. B.11035/14/2024(SASCI)-UD&PA the 7<sup>th</sup> November, 2024:** In exercise of the powers conferred by section 77 of the Mizoram Urban & Regional Development Act, 1990, the Government of Mizoram, hereby makes the following regulations to amend the Mizoram Urban Area Building Regulations, 2024, namely: -

**1. Short title and Commencement.-**

- i) These regulations may be called The Mizoram Urban Area Building (Amendment) Regulations, 2024.
- ii) They shall come in to force from the date of their publication in the Official Gazette.

**2. Amendment of regulation 6.-** In the Mizoram Urban Area Building Regulations, 2024 (hereinafter referred to as the principal regulations), sub-clause (b) of clause (oo) of regulation 6 shall be substituted as follows, namely:-

**“b. Industrial Buildings:** These include any building or part of building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed e.g., workshops, assembly plans, laboratories, laundries, dairies, saw mills, power plants, etc. For industrial plots in Industrial Use Zone as per adopted Master Plan, special provisions for Standalone factory buildings and Flatted factory are provided in sub-regulation (iii) of regulation 42, and definitions of such are as:-

- i) Standalone factory buildings - These include any building or structure wherein manufacturing process is being carried on with or without the aid of power, or is ordinarily so carried on but does not include a hotel, restaurant or eating place.
- ii) Flatted factory buildings - These include any building or structure wherein premise(s) housing a group of permissible non-hazardous small industrial units in multi-storied industrial buildings.”

**3. Amendment of regulation 25 (Set backs and open spaces).-**In regulation 25 of the principal regulations, after clause (j), the following clause (k) shall be inserted as follows, namely:-

“(k) For industrial buildings in Industrial Plots, sub-regulation (3) of regulation 42 shall be followed.”

4. **Amendment of regulation 28.**- In regulation 28 of the principal regulations, in the table, after serial No.7, the following sl No.8 shall be inserted as follows namely: -

8	Industrial Buildings in Industrial Plots	sub-regulation (3) of regulation 42 shall be followed.
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5. **Amendment of regulation 42.**-

In regulation 42 of the principal regulations.-

- 1) In clause (a) of sub-regulation (1) of regulation 42, the following provisos shall be inserted, namely:-

“Provided further that in case of commercial buildings (with 100% of built up area for commercial use)in commercial zones designated in Master Plan, base F.A.R on plots of size 300 sqm and above is relaxed to 5.0, upon conformity to all other requirements of relevant regulation whereby all other requirements of the Regulation with respect to structural safety, soil test report and fire-safety are ensured:

Provided also that in case of commercial buildings (with 100% of built up area for commercial use) in new Central Business District (CBD) and Transit Oriented Development (T.O.D) corridors as delineated in Master Plan, base F.A.R on plots of size 500 sqm and above is relaxed to an additional 2.0, upon conformity to all other requirements of relevant regulation with respect to structural safety, soil test report and fire-safety are ensured.”

- 2) In clause (c) of sub-regulation 1 of regulation 42, the following provisos shall be inserted as follows, namely:-

“Provided further that in case of commercial buildings (with 100% of built up area for commercial use)in commercial zone with minimum plot size of 300 sqm and in new Central Business District (CBD) and Transit Oriented Development (T.O.D) corridors with minimum plot size of 500 sqm, as delineated in Master Plan, the height limit may be relaxed up to 24m, with at least one floor utilized for parking, on the merit of the site condition and conformity to all other requirements of relevant regulation with respect to structural safety, soil test report and fire-safety are ensured.”

- 3) After sub-regulation (2) of the principal regulations, the following sub-regulation shall be inserted as follows, namely: -

“(3). **Industrial Plots** – For plot within Industrial use zone as per Master Plan adopted in respective urban areas, development codes for industrial buildings are as; -

Sl No	Type	Plot size (in sqm)	Maximum F.A.R	Minimum Coverage (in %)	Maximum Height (in mm)	Minimum Setback (in mm)		
						Front	Sides	Rear
1	Standalone factory	Less than 500	3.0	75	15	1.2	0.9	0.9
		501 - 1000	3.0	75	15	1.5	1.2	1.2
		Above 1000	3.0	75	19	1.5	2.0	2.0

2	Flatted group industry and service center (flatted factory)	1000 (min.)	3.0	70	19	1.5	3.0	2.5
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Also, parking requirements on such plot shall be 1 ECS/200 sqm:

Provided that height of flatted factories may be relaxed further on the merit of individual case:

Provided further that the Government may by notification relax any of the regulations for stimulating industrial growth.”

**Lalmalsawma Pachuau**

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