



**AIZAWL MUNICIPAL CORPORATION**  
**Thuampui, Aizawl - 796017 : Mizoram**

Ph: 0389-2352090 Email: amcmizoram@gmail.com Website: www.amcmizoram.com



No D.24015/317/2021-AMC

Dated Aizawl, the 18<sup>th</sup> October, 2023

**NOTIFICATION**

The Government of Mizoram has notified the Aizawl Municipal Corporation Building (Amendment) Regulations, 2023 vide Notification No.B.13017/8/2021-UD&PA/Pt dated 14.8.2023 for general information.

This Regulation shall come into force with effect from 28<sup>th</sup> August, 2023.

Encl: Copy of Gazette Notification.

Sd/- Er. LALHRIATPUIA  
**Municipal Commissioner**  
Aizawl Municipal Corporation

Memo No. C.31012/1/2016-AMC(BR) Dated, Aizawl, the 18<sup>th</sup> October, 2023

- Copy to:
- 1) PA to Mayor, AMC for kind information
  - 2) PA to Dy. Mayor, AMC for kind information
  - 3) PA to all Exe. Corporators, AMC for kind information
  - 4) All Corporators, AMC for kind information
  - 5) PA to Municipal Commissioner, AMC for information
  - 6) All Officers, AMC for information
  - 7) All Enforcement Staff, Building Section, AMC for information
  - 8) IT Section, AMC to publish the Notification in the website
  - 9) Office copy

  
(LALREMRUATA KULLAI)  
**Joint Municipal Commissioner**  
Aizawl Municipal Corporation



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#### NOTIFICATION

No. B. 13017/8/2021-UD&PA/pt, the 14<sup>th</sup> August, 2023. In pursuance of the decision of the Council of Ministers conveyed by Political & Cabinet Department vide No.J.11011/1/2023-POL/Vol-II dated 1.8.2023 and in exercise of the powers conferred under Section 371 of the Mizoram Municipalities Act, 2007 (Act No.6 of 2007), the Government of Mizoram is pleased to notify the Aizawl Municipal Corporation Building (Amendment) Regulations, 2023 for general information.

**Lalmalsawma Pachuau,**  
Secretary to the Govt. of Mizoram,  
Urban Development & Poverty Alleviation Department.

#### **THE AIZAWL MUNICIPAL CORPORATION BUILDING (AMENDMENT) REGULATIONS, 2023**

In exercise of the powers conferred under Section 371 of the Mizoram Municipalities Act, 2007 (Act No. 6 of 2007). the Board of Councillors makes the following regulations to further amend The Aizawl Municipal Council Building Regulations, 2012, namely:-

1. **Short title, extent and commencement.-**
  - (1) These Regulations may be called the Aizawl Municipal Corporation Building (Amendment) Regulations, 2023
  - (2) They shall have the like extent as the Principal Regulations.
  - (3) They shall come into force from the date of their publication in the Official Gazette.
2. **Amendment of short title.-**
  - (1) In the Aizawl Municipal Council Building Regulations, 2012 (hereinafter referred to as the principal regulations), in the short title, for the word "Council" the word "Corporation" shall be substituted.-
  - (2) Unless the context otherwise require, any reference to the short title of the Aizawl Municipal Council Building Regulations, 2012 in the said Aizawl Municipal Council Building Regulations, 2012, notifications, orders or any instrument made or issued under the Aizawl Municipal Council Building Regulations, 2012 shall be construed as a reference to the short title of the said Aizawl Municipal Council Building Regulations, 2012 amended by this regulation.



3. **Substitution of references to certain expressions by certain other expressions,-**  
In the principal regulations.-
- (1) for the words "Aizawl Municipal Council", wherever they occur, the words "Aizawl Municipal Corporation" shall be substituted;
  - (2) for the words "Secretary of the Aizawl Municipal Council", wherever they occur, the words "Joint Municipal Commissioner" shall be substituted.
4. **Amendment of regulation 3.-**
- (1) After sub-regulation (36) of regulation 3 of the Aizawl Municipal Building Regulations, 2012 (hereinafter referred to as the principal regulations), the following sub-regulations shall be inserted, namely:- "36 (A) 'OBPAS' means Online Building Plan Approval System; 36 (B) 'Open Space' means an area forming an integral part of the plot, left open to the sky;"
  - (2) In sub-clause (a) of clause (2) of sub-regulation (38) of regulation 3 of the principal regulations, the word 'total' shall be inserted between '150 sq.m' and 'floor'.
  - (3) In sub-clause (b) of clause (2) of sub-regulation (38) of regulation 3 of the principal regulations, the word 'total' shall be inserted between '150 sq.m' and 'floor'.
5. **Amendment of regulation 4.-**  
Sub-regulation (1) of regulation 4 of the principal regulations, shall be substituted by the following, namely:-
- " (1) **OBPAS:** Every person, including Central and State Government Departments and Semi-Government Departments/ Organisations excluding the Defence Ministry, who intends to erect, re- erect or make material/structural alterations (except internal alterations which do not affect the safety of the building) shall obtain a building permit by giving an application to the Aizawl Municipal Corporation **through the Online Building Plan Approval System (OBPAS)**
- i) All the applications for buildings located within Aizawl Municipal Corporation Area shall be submitted through Technical Personnel who are registered under Aizawl Municipal Corporation.
  - ii) The Technical Personnel shall make necessary site verification, examine the documents and submit the Application online to AMC along with the Building Plans and documents required as per the AMC Building Regulations, 2012.
  - iii) On payment of requisite fees etc. the system shall generate instant Building Permit along with approved drawing and forward the same to registered Technical Personnel and the Applicant with SMS and email alert. The approved drawings and the Building Permit shall be in a downloadable format by the registered Technical Personnel.
  - iv) In case the proposal is not as per the provisions of the AMC Building Regulations, 2012 and the Master Plan for Aizawl, Vision-2030, the system shall return the same to registered Technical Personnel with email and SMS alert to the applicant with detail.
  - v) No. of floors completed as per approved permit may be issued Occupancy Certificate for the completed floors."
6. **Amendment of regulation 5.-**
- (1) In clause (iv) of sub-regulation (1) of regulation 5 of the principal regulations, the words "if required" shall be inserted after the words "Receipt of Latest Property Tax Paid".
  - (2) After clause (iv) of sub-regulation (1) of regulation 5 of the principal regulations, the following clause shall be inserted, namely:-  
"(v) Receipt of the Latest Revenue Tax paid."



- (3) In clause (v) of sub-regulation (2) of regulation 5 of the principal regulations, the words **“if required”** shall be inserted after the words **“Receipt of Latest Property Tax Paid”**.
- (4) After clause (v) of sub-regulation (2) of regulation 5 of the principal regulations, the following clause shall be inserted, namely:-  
**“(vi) Receipt of the Latest Revenue Tax paid.”**
- (5) In clause (viii) of sub-regulation (3) of regulation 5 of the principal regulations, the words **“if required”** shall be inserted after the words **“Receipt of Latest Property Tax Paid”**.
- (6) In clause (ix) of sub-regulation (3) of regulation 5 of the principal regulations, the words **“the local Fire Department”** shall be substituted by the words **“Fire and Emergency Department”**.
- (7) The second proviso to sub-regulation (3) of regulation 5 of the principal regulations shall be substituted by the following, namely:-  
**“Provided that if the applicant and the LSC holder are not same, then NOC from the ownership title holder in the form of Affidavit under Notary Registration shall be enclosed. In case, if the LSC holder is a deceased then Heirship Certificate shall be enclosed.”**

**7. Amendment of regulation 8.-**

Regulation 8 of the principal regulations shall be substituted by the following namely:- **“ 8. Duration of Validity of Building Permission: -**

- 1) The building permission once accorded shall remain valid up to three years.
  - 2) Extension of permit may be extended to the approval of the Sanctioning Authority.
  - 3) The following information shall accompany the application for renewal of building permit:
    - i) House pass / LSC
    - ii) Building plan (Drawing)
    - iii) Specifications
    - iv) Scanned copy of Existing Permit
    - v) Receipt of the old building fees paid earlier
- Fees for extension every year, which may be a period of up to one year shall be one-fourth of the original fees paid earlier. The renewal fees submitted after the permit period prescribed shall be accompanied by a late fee of Rs 10/- for every day of delay.”

**8. Amendment of regulation 23.-**

(1) In clause (vi) of regulation 23 of the principal regulations, after the word **“unit.”** the words and symbol **‘Further, the FAR may be relaxed on the merit of each case’** shall be inserted.

**9. Amendment of regulation 24:-**

Regulation 24 of the principal regulations, shall be substituted by the following, namely:- **“ 24.Distance from Electricity Lines:**

No roof of a building shall be made, and no verandah, balcony or the like shall be allowed to be erected or re-erected or new addition or alteration made to a building within the distance quoted below in accordance with the Central Electricity Authority(Measures Relating to Safety and Electric Supply) Regulations, 2010:-

Sl.No	Voltage Level	Distance between Line and Building	
		Vertical	Horizontal
1	Upto 650 V	2.5 m	1.2 m
2	Exceeding 650V upto and including 33 kV	3.7 m	1.2 m (for 11 kV line) 2.0m(for 33kV line)
3	Exceeding 33kV	3.7m(plus 0.3m for every additional 33kV or part thereof)	2.0 m (plus 0.3m for every additional 33kV or part thereof)

## 10. Amendment of regulation 39.-

Sub-regulation (1) of regulation 39 of the principal regulations, shall be substituted by the following, namely:-

“(1) Maximum permissible Floor Area Ratio (F.A.R.), height limitation, Maximum permissible coverage and types of occupancy: (1) Maximum Permissible Floor Area Ratio (F.A.R.) shall be regulated as under:

<u>Sl.No.</u>	<u>Type of Occupancy</u>	<u>Maximum Permissible FAR</u>
1	Residential - A	3.0
2	Residential - B	2.5
3	Special Residential	2.0
4	Educational	2.0
5	Mercantile (Commercial)	2.5
6	Institutional (Medical)	2.0
7	Government or Semi-Government	2.5
8	Assembly	1.5
9	Industrial	1.5
10	Storage	2.0
11	Hazardous	1.2

Provided that the following areas are exempted from FAR Calculations:

- Balcony
- Common Vertical Circulation viz., lifts, staircase, ducts/shafts
- Corridor open on one side
- Garages/Parking
- Mumty and Lift Machine Room

Provided further that in the case of vertical extension/addition, F.A.R. may be relaxed on submission of an application and on the merit of each case.

Provided also that in Institutional (Medical) Buildings, Government Buildings or Special project buildings approved by the State Government and Assembly Buildings in case of vertical or horizontal extensions, the FAR may be relaxed on the merit of the specific site conditions, provided a NOC from immediate neighbours within a radius of 20 m from the periphery of the said plot is also included.”

## 11. Amendment of regulation 47.-

Regulation 47 of the principal regulations, shall be substituted by the following, namely:-

“47. Fees for erection of telecommunication tower:

- Fees for erection of telecommunication tower: The fee for erection of telecommunication tower shall be Rs. 60,000. In case the tower is shared by other cellular phone operator/operators, an additional amount of Rs. 30,000 per sharing shall be charged.
- The applicant shall deposit following one-time application fees along-with the application as per table at sub-para (b) below.
  - The applicant shall deposit the applicable charges as per (ii) and (iii) in table below for using areas of lands and buildings of State Government / Bodies / Institutions. These applicable charges shall be payable by the applicant only after receiving the permission to install the telecom infrastructure/ tower from the Local Authority



<u>Sl. No.</u>	<u>Particulars</u>	<u>Urban Areas (Rs)</u> 10000	<u>Rural Areas (Rs)</u> 5000
(i)	One time permission charges for 10,000 establishment of Telecom Towers (GBT/RTT).		
(ii)	Land usage charges for ground based Tower for 3 years (applicable for Govt. land only)	200 per sq ft	100 per sq ft
(iii)	One time roof usage charges for Roof Top Towers, for 3 years (Applicable for Govt. buildings only)	300 per sq ft	200 per sq ft
(c)	Usage charges can be calculated on pro-rata basis as per the area used. These charges can be revised from time to time by the Nodal Department.		
(d)	The guidelines of the Mizoram Telecom Infrastructure Policy, 2020, shall be referred to in all telecommunication related applications/cases.		
(e)	Addendum to Model Building Bye -Laws,2016, Provisions for 'In-Building Solutions, Digital Communication Infrastructure' Prepared by Ministry of Telecommunication, Department of Telecommunications, Govt, of India shall be referred to in all telecommunication related applications/cases."		

**12. Amendment of regulation 49.-**

In regulation 49 of the principal regulations, after the first proviso, the following shall be inserted namely:-

“Provided further that the buildings with an existing structural frame (before 2<sup>nd</sup> May 2008) either above or below the road level, such floors may be allowed to be completed with a No Objection Certificate (NOC) obtained from the Aizawl Municipal Corporation provided the mandatory setbacks as per plot size is maintained and a NOC from the concerned Local Council is submitted.”