

**GOVERNMENT OF ASSAM**  
**DEPARTMENT OF HOUSING AND URBAN AFFAIRS**

**ORDERS BY THE GOVERNOR**  
**NOTIFICATION**

Dated..... June, 2025

No. DoHUA/ECF No. In exercise of the powers conferred by section 4 of the Assam Building Construction (Regulation) Act, 2010, (Act No. XVI of 2010), the Governor of Assam is hereby pleased to make the following byelaws further to amend the Assam Unified Building Construction (Regulation) Byelaws, 2022 hereinafter referred to as the principal Byelaws, in the manner hereinafter appearing, namely :—

- Short title, extent and commencement
1. (1) These Byelaws may be called the Assam Unified Building Construction (Regulation) (Amendment) Byelaws, 2025.
- (2) It shall come into force on the date of their publication in the Official Gazette.
- Amendment of byelaw 4
2. In the principal Byelaws, in byelaw 4, in clause (2), sub-clause (m), after eighth line, the following shall be inserted, namely:—
- “Such white listed affordable housing projects shall also be permissible in Industrial Zone.”
- Amendment of byelaw 4B
3. In the principal Byelaws, in 4B, after clause (3), the following new clause shall be inserted, namely:—
- “(4) Regularizing Non-Conforming Legacy uses:
- Owners of buildings of all Non-Conforming Legacy uses constructed prior to the notification of the Master Plans for the notified urban areas shall apply to the Authority for regularization of the building.”
- Amendment of byelaw 24
4. In the principal Byelaws, in byelaw 24, in sub-byelaw (d), clause (ii) shall be deleted.
- Amendment of byelaw 26
5. In the principal Byelaws, in byelaw 26, for clause (a), the following shall be substituted, namely,—
- (i) “(a) FAR FOR COMMERCIAL AND INSTITUTIONAL BUILDINGS (AS PER LAND-USE PERMISSIBILITY TABLE).

Sl. No.	Base Floor Area Ratio (FAR)	Existing Road Width (m)	(A)	(B)	(C)	(D)	(E)
			Plot Size up to 670 sq m (2.5 K) Max Permissible Floor Area Ratio (FAR)	Plot Size above 670 sq m up to 1338 sq m (2.5 K - 1 B) Max Permissible Floor Area Ratio (FAR)	Plot Size above 1338 sq m up to 6690 sq m (1B - 5B) Max Permissible Floor Area Ratio (FAR)	Plot Size above 6690 sq m (5 B) up to 13380 sq m (10 B) Max Permissible Floor Area Ratio (FAR)	Plot Size above 13380 sq m (10 B) Max Permissible Floor Area Ratio (FAR)
1	100	Above 3.6 upto 4.5	125	125	125	125	125
2	125	Above 4.5 upto 6.6	125	125	125	150	150
3	150	Above 6.6 upto 8.0	150	160	175	175	175
4	150	Above 8.0 upto 15	150	175	225	225	275

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5	160	Above 15 upto 40	175	200	250	275	300
6	200	Above 40 upto 50	200	225	275	300	325
7	225	Above 50 upto 65	225	250	300	325	350
8	300	Above 65	510	520	530	540	550

N. B:

- (i) In the table, in SL no. 7, for plot categories at D and E an additional Premium Plus FAR of 100 and 150 respectively shall be available with Premium Plus charges.
  - (ii) In the table, in SL no. 8, maximum allowable FAR for all commercial buildings in Central Business District (CBD) and Transit Oriented Corridor shall be 700. All Premium FAR in this category shall be treated as Premium Plus FAR
  - (iii) The rate for Premium Plus FAR shall be twenty times the normal fee.
- (ii) in sub- byelaw (c), in the heading, for the words “FLOOR AREA RATIO (FAR) FOR EDUCATIONAL, INSTITUTIONAL AND ASSEMBLY BUILDING” the words “FLOOR AREA RATIO (FAR) FOR EDUCATIONAL AND ASSEMBLY BUILDING” shall be substituted.”

Amendment of byelaw 83

6. In the principal Byelaws, in byelaw 83, in sub-byelaw (c), for clause (ii), the following shall be substituted, namely:—

“(ii) “FAR FOR COMMERCIAL AND INSTITUTIONAL BUILDINGS (AS PER LAND-USE PERMISSIBILITY TABLE).

Sl. No.	Base Floor Area Ratio (FAR)	Existing Road Width (m)	(A)	(B)	(C)	(D)	(E)
			Plot Size up to 670 sq m (2.5 K)	Plot Size above 670 sq m up to 1338 sq m (2.5 K - 1 B)	Plot Size above 1338 sq m up to 6690 sq m (1B - 5B)	Plot Size above 6690 sq m (5 B) up to 13380 sq m (10 B)	Plot Size above 13380 sq m (10 B)
			Max Permissible Floor Area Ratio (FAR)	Max Permissible Floor Area Ratio (FAR)	Max Permissible Floor Area Ratio (FAR)	Max Permissible Floor Area Ratio (FAR)	Max Permissible Floor Area Ratio (FAR)
1	100	Above 3.6 upto 4.5	125	125	125	125	125
2	125	Above 4.5 upto 6.6	125	125	125	150	150
3	150	Above 6.6 upto 8.0	150	160	175	175	175
4	150	Above 8.0 upto 15	150	175	225	225	275
5	160	Above 15 upto 40	175	200	250	275	300
6	200	Above 40 upto 50	200	225	275	300	325
7	225	Above 50 upto 65	225	250	300	325	350
8	300	Above 65	510	520	530	540	550

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N. B:

- (i) In the table, in SL no. 7, for plot categories at column D and E an additional Premium Plus FAR of 100 and 150 respectively shall be available with Premium Plus charges.
- (ii) In the table, in SL no. 8, maximum allowable FAR for all commercial buildings in Central Business District (CBD) and Transit Oriented Corridor shall be 700. All Premium FAR in this category shall be treated as Premium Plus FAR.
- (iii) The rate for Premium Plus FAR shall be twenty times the normal fee."

Amendment of byelaw88 7. In the principal Byelaws, in byelaw 88, in sub-byelaw (c), in the heading, for the words "FLOOR AREA RATIO (FAR) FOR EDUCATIONAL, INSTITUTIONAL AND ASSEMBLY BUILDING" the words "FLOOR AREA RATIO (FAR) FOR EDUCATIONAL AND ASSEMBLY BUILDING" shall be substituted.

Amendment of byelaw96A 8. In the principal Byelaws, for byelaws 96A, the following shall be substituted, namely:-

"96A. (1) All the buildings intended to be used for commercial and office purpose, having a connected load of 100 Kilo Watt or above or a contract demand of 120 Kilo Volt Ampere (KVA) or above shall comply with the provisions of the Energy Conservation Act 2001 (Central Act No. 52 of 2001) and the Energy Conservation and Sustainable Building Code, 2024 made thereunder.


(2) All the buildings intended to be used for residential purpose, having a connected load of 100 Kilo Watt or above or a contract demand of 120 Kilo Volt Ampere (KVA) or above shall comply with the provisions of the Eco Niwas Samhita (ENS), 2024 Energy Conservation and Sustainable Building Code, 2024 made thereunder."

Amendment of Appendix IX 9. In the principal Bye laws, in Appendix-IX,

- (i) in the second paragraph, in the second line, for the words "ECBC 2017 for commercial buildings and Eco-Niwas Samhita 2018" appearing in between the words "and/or" and "for residential building" the words "Energy Conservation Sustainable Building Code, 2024 for Commercial buildings and Eco-Niwas Samhita 2024 for residential buildings" shall be substituted.

- (ii) in clause (b), after the second paragraph, the following third paragraph shall be inserted, namely:-

"The Authority shall incentivize the building qualified under the rating system of GRIHA (Green Rating for Integrated Habitat Assessment), LEED (Leadership in Energy and Environmental Design), IGBC (Indian Green Building Council) or any other Government recognised Institute with an additional FAR of 3%, 6% and 9% over and above the maximum permissible FAR based on their achieved rating."

  
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Amendment of  
Appendix XI


11. In the principal Bye laws, in Appendix-XI, in the Land Use Permissibility Table,

- (i) in between the words and punctuation mark “{see bylaw 4, sub-byelaw (2), clause (q)}”, and the table, the following shall be inserted, namely:—

“In the Mixed Use zone, all the other uses, except the following prohibited uses shall be allowed,—

Prohibited uses for Mixed Use Zone:

- (i) Cemetery, crematorium, burial ground, electric crematorium
  - (ii) Dairy and poultry industry
  - (iii) Piggery
  - (iv) Fish curing
  - (v) Farm House
  - (vi) Gas Godown
  - (vii) Oil Depot, Storage of petroleum and inflammable materials
  - (viii) Storage, Godown & Warehouse
  - (ix) Jail
  - (x) Junk shop/ yard
  - (xi) Wholesale Trade
  - (xii) Other hazardous, polluting and nuisance causing uses
  - (xiii) Any other use which in view of Authority is analogous to entries listed above.”
- (ii) in the table, the column marked as MU (Mixed Use) shall be deleted.

  
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