GOVERNMENT OF MIZORAM
URBAN DEVELOPMENT & POVERTY ALLEVIATION DEPARTMENT
MIZORAM NEW CAPITAL COMPLEX (MINECO)
Office Phone No. 0389-2323257 ***Email:*** *udpamizoram@gmail.com*

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NOTIFICATION

Dated Aizawl, the 21st November, 2025

No. B.13017/8/2021-UD&PA/Loose : In exercise of the powers conferred by section 371 of the Mizoram Municipalities Act, 2007 (Act No. 6 of 2007), and after the draft notification is published for one month (i.e. 31.09.2025- 31.10.2025) as required under sub-section (1) of section 371 of the Mizoram Municipalities Act, 2007 for information of the public, the Government of Mizoram is pleased to notify the Aizawl Municipal Corporation Building (Amendment) Regulations, 2025 for general information

1. Short title, extent and commencement.-

(1) These regulations may be called the Aizawl Municipal Corporation Building (Amendment) Regulations, 2025

(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 regulation 39.-

In column 4 of sub-regulations (5) and (6) of regulation 39 of the Aizawl Municipal Corporation Building Regulations, 2012 (hereinafter referred to as the principal regulations), the word "Maximum" shall be omitted.

3. Amendment of regulation 8.-

Regulation 8 of the principal regulations shall be substituted by the following namely:-

" 8. Duration of Validity of Building Permission:- The building permission once accorded shall remain valid up to five years.

Note: The fees mentioned in the regulations may be revised from time to time, subject to approval by the Board of Councillors (BOC)."

4. Amendment of regulation 17.-

After regulation 17 of the principal regulations, the following clause shall be inserted namely:

"(i). Issuance of Occupancy Certificate for Buildings

1. Within **seven (7) working days** from the receipt of a **notice of completion of construction**, the **Aizawl Municipal Corporation (AMC)** shall conduct an inspection of

the building to ensure that the construction has been carried out in accordance with the **sanctioned plan**.

2. If the AMC is satisfied that the building has been completed as per the sanctioned plan, it shall issue an **Occupancy Certificate**, in the format prescribed under **Annexure–E-I**:

   Provided that the Occupancy Certificate shall only be issued after the **owner** has removed all excess construction materials—such as **sand, boulders, stone chips, cement, steel, bamboo, timber**, etc.—from **public roads**; and has fully **restored any damage to public property**, at their own cost, **to the satisfaction of the Aizawl Municipal Corporation**.

3. If the building is **not constructed** in accordance with the **approved sanctioned plan**, the **Occupancy Certificate may not be issued**.

4. **Unauthorized occupation** of a building **without an Occupancy Certificate** shall attract **penalties as prescribed under the Mizoram Municipalities Act, 2007**

5. Insertion of new Chapter VIIIA.-

After Chapter VII of the principal regulations, the following Chapter shall be inserted namely:-

"CHAPTER – VIII A

GREEN BUILDINGS AND SUSTAINABILITY

48 A. Compliance with green norms.-

Modern buildings consume about twenty five per cent to thirty per cent of total energy, and up to 30% of fresh potable water, and generate approximately 40 % of total waste. Sustainable buildings have demonstrated reduction in energy and water consumption to less than half of the present consumption in conventional buildings, and complete elimination of the construction and operational waste through recycling. Thus, all buildings on various plot sizes above 100 sq.m may comply with the green norms and conform to the requirements mandatory for sanction as mentioned in this chapter.

These provisions are not specific to any rating system and are not intended to provide a single metric indication of overall building performance. These provisions allow the practitioners to easily exercise their engineering judgment in holistically and objectively applying the underlying principles of sustainability to a development or building facility, considering its functionality and required comfort level.

48 B. Sustainability measures to be adopted.-

(1) Consideration of Sustainability Measures for incentives : The competent Authority or any agency notified by the Government may certify any structure that includes any or all of the measures as below as being eligible to claim incentives, if any notified in this regard.

(a) Water Conservation and Management

(i) Rain Water Harvesting

(ii) Low Water Consumption Plumbing Fixtures

(iii) Waste Water Recycle and Reuse

(iv) Reduction of Hardscape

(b) Solar Energy Utilization

(i) Installation of Solar Photovoltaic Panels

(ii)Installation of Solar Assisted Water Heating Systems

(c) Energy Efficiency (Concept of passive solar design of buildings) (Ref. Table below)

(i) Low Energy Consumption Lighting Fixtures (Electrical Appliances – BEE Star and Energy Efficient Appliances)

(ii) Energy Efficiency in Heating Ventilation and Air Conditioning (HVAC) systems

(iii) Lighting of Common areas by Solar energy/ LED devices

(d) Waste Management

(i) Segregation of Waste

(ii) Organic Waste Management

(e) Use of sustainable building materials

(i) Use of traditional building materials with proven ecological benefits

(ii) Use of new materials aimed at reducing carbon footprint

(2) The nature of incentives provided by the competent Authority may be dependent upon the time or the long term continuity of such measures. Generally, the guiding principle for such incentives are as follows; namely:-

(i) Where the sustainability measure can be ascertained at the beginning of the construction activity and is perpetual in nature: additional Floor Area Ratio

(ii)Where the sustainability measure need being validated at regular intervals: waivers in taxes and statutory fees

Provided that the manner of claim of incentives may be specified by the Municipal authority by time to time.

(3) Withdrawal of incentives/ and penal levy: Where the competent authority determines that the conditions that warranted the claim of incentives has not been substantiated or has been falsified by the owner/ occupier, the competent Authority may impose penal levies in the form of surcharges on statutory levies or taxes or treat the additionally constructed area as being in violation of these regulations.

(4) Water Re-use and Recycling

All building having a minimum discharge of tent thousand litres and above per day may incorporate waste water recycling system. The recycled water should be used for horticultural purposes.

(5) Roof Top Solar Energy Installations

Rooftop photovoltaic power station, or rooftop PV system, is a photovoltaic system that has its electricity-generating solar panels mounted on the rooftop of residential or commercial buildings. The various components of such a system include photovoltaic modules, mounting systems, cables, solar inverters and other electrical accessories. Rooftop PV systems are faster than other types of renewable power plants. They’re clean, quiet, and visually unobtrusive. The table below stipulates the Norms for Roof Top Solar PV installation-

Table: Norms for Roof Top Solar PV installation and generation

Sl. No.	Category of buildings/ area	Area standards	Generation requirement *
1	Plotted Housing	For HIG Plots and above	Minimum 5% of connected load or 20W/sq.ft for 'available roof space' **, whichever is less
2	Group Housing	All proposals, as per Group Housing	Minimum 5% of connected load or 20W/sq.ft for 'available roof space', whichever is less
	All other buildings (Government or Private, defined as per clause 1.16b to g) (mandatory for buildings having shadow free rooftop area > 50 sq.mt)		
3	Educational	Plot size of 500 sq.mt and above	Minimum 5% of connected load or 20W/sq.ft for 'available roof space', whichever is less.
4	Institutional		
5	Commercial		
6	Industrial		
7	Mercantile		
8	Recreational		

* Area provisions on roof top shall be @12sq.mt per 1KWp, as suggested by Ministry of New and Renewable Energy.

** 'available roof area' = 70% of the total roof size, considering 30% area reserved for residents' amenities.

(6) Installation of Solar Assisted Water Heating System in Buildings

(a) No new building in the following categories in which there is a system of installation for supplying hot water shall be built unless the system of the installation is also having an auxiliary solar assisted water heating system:

(i) Hospitals and Nursing Home

(ii) Hotels, Lodges, Guest Houses, Group Housing with a plot area of 4000 sq.m

(iii) Hostels of schools, colleges and training centers with more than 100 students

(iv) Barracks of armed forces, paramilitary forces and police

(v) Individual residential buildings having more than 150 sq.m plinth area

(vi) Functional Buildings of Railway Stations and Air Ports like waiting rooms, retiring rooms, rest rooms, and inspection bungalows and catering units.

(vii) Community Centers, Banquet Halls, Barat Ghars, Mangal Karyalayas and buildings for similar use.

(b) Definitions

i)	Solar Assisted Water Heating System	A device to heat water using solar energy as heat source
ii)	Auxiliary back-up	Electricity operated or fuel fired boilers/ systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
iii)	New building	Such buildings of above said categories for which construction plans have been submitted to the Authority for clearance
iv)	Existing building	Such buildings, which are licensed to perform their respective business

(c) Installation of Solar Water Heating System

(i) New Buildings: Clearance of plan for the construction of new buildings of the aforesaid categories may be considered if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The building to have a provision for continuous water supply to the solar water heating system. The building may also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sq m. All new buildings of above said categories may complete installation of solar water heating systems before obtaining necessary license to commence their business.

(ii) Existing Buildings: Installation of Solar Assisted Water Heating Systems in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.

[Note: Buildings that do not employ flat roofs or have roofs made of lightweight materials such as asbestos cement or galvanized iron shall be deemed exempt from the condition of mandatory installation of solar panels or solar water heating.]

(d) Capacity: The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local bodies. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

(e) Specifications: Installation of Solar Assisted Water Heating Systems shall conform to Bureau of Indian Standards specification IS 12933. The solar collectors used in the system shall have the Bureau of Indian Standards certification mark.

(f) Auxiliary System: Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

(7) Sustainable Waste Management

(a) Zero Waste is a concept of waste management and planning approaches that emphasize waste prevention as opposed to end waste management. This means restructuring production and distribution systems, designing and managing products and processes to systematically follow the 3R rule of Reduce, Re-use and Re-cycle the volume of waste, to conserve and recover all used resources, and therefore eliminating all discharges to landfills, and prevent air, water and land pollution.

(b) Zero Waste/ land-fill can be achieved by adopting systematic approach of segregation at source by planning, by collection facilitation and most importantly by creating public awareness.

The green waste can be converted into fuel cakes, kitchen waste into manure, construction and demolition waste into bricks, plastic waste into oil, paper, glass and steel back into the same and all residual inert materials can also be converted into bricks. Achieving zero land-fill is more

conveniently possible, if

(i) The collection is made from house to house and some segregation is done at household level and

(ii) Separate wet and dry bins must be provided at the ground level.

(iii) The recycling is done at decentralized, say, ward or even lower levels.

(8) Sustainability of Building Materials

(a) Sustainability of natural resources for building materials shall be ensured through conservation of available natural resources and use of supplementary materials such as industrial/agricultural by- products, renewable resources, and factory made building components and recycled construction and demolition waste.

Supplementary building materials (derived or processed waste) shall be suitably used in combination with conventional resources offers dual advantages in purview of health & environmental benefits.

(b) Use of Factory made pre-fab/pre-cast and recycled components with Green benefits:

(i) Panels, hollow slabs, hollow blocks–etc. - conservation of materials, less water requirement.

(ii) Fly Ash bricks, Portland Pozzolana cement, fly ash concrete, phosphogypsum based walling & roofing panels, particle wood – recycled use of industrial/ agricultural by-products.

(iii) Fly ash/ AAC (Autoclaved aerated light weight concrete) panels/ CLC (Cellular light weight concrete) panels- ensures thermal comfort (significant reduction in air conditioning requirement)

(iv) Use of bamboo & rapidly growing plantation timbers- environmental benefits.

Local materials are generally suitable for prevailing geo-climatic conditions & have advantage of low transportation cost & time. Sustainable use of building materials shall be encouraged which may combine certain mandatory provisions and incentives."

6. Amendment of Annexure-B: Clause (B) of ANNEXURE-B shall be substituted by the following namely:-

B. LICENCE FEES FOR TECHNICAL PERSONNEL:

(a) License fees for Structural Engineer/Engineer/Town Planner Supervisor/ Group/Firm:

(i) For individual Structural Engineer/ Engineer/Town Planner : **₹ 2,000.00 (two thousand rupees)**

(ii) For Supervisor : **₹ 1,000.00 (one thousand rupees)**

(iii) For Group/Firm : **₹ 4,000.00 (four thousand rupees)**

(b) Renewal fees per annum for individual/Group/Firm:

(i) For individual Structural Engineer/ Engineer/Town Planner : **₹ 1,000.00 (one thousand rupees)**

(ii) For Supervisor : **₹ 500.00 (five hundred rupees)**

(iii) For Group/Firm : **₹ 2000.00 (two thousand rupees)**

Note:

(a) Architect who has been registered with the Council of Architecture need not pay license fees but should register himself with the Aizawl Municipal Council by submitting valid registration letter.

(b) A duplicate copy of the license may be issued on payment of fee equivalent to the renewal fee.

(c) The validity of the Technical Licence for both new registration and renewal may be opted for a period of 1, 2, 3 years, based on the preference of the Technical Licence holder.

The license fee shall be calculated proportionally according to the selected period and must be paid in full at the time of issuance or renewal.

Provided that the fees mentioned in the regulations may be revised from time to time, subject to approval by the Board of Corporators (BOC).

7. Amendment of Annexure B-I .-

After clause (2) of Article I of ANNEXURE-B-I of the principal regulations, the following sub- clause (1) shall be added namely:-

" (1) Provision for Self-Certification by Empanelled Technical Personnel in Building Plan Approvals and Joint Inspections:

For **ordinary buildings** (industrial and commercial) proposed on plots measuring **less than 93 square meters** and located within **low and moderate geo-hazard zones**—as identified by **Geo Hazard International** and referenced in the **AMC SD&SM Regulations, 2017** and the **AMC Building Regulations, 2012**—**empanelled technical personnel** may be permitted to undertake **self-certification** for building plan approvals and joint inspection procedures.

Failure to comply with the applicable standards, or submission of false or misleading information, may result in **cancellation of the approval** and **disqualification of the empanelled technical personnel.**

In the event that any **irregularity** is detected in a self-certified building, or upon receipt of a **complaint**, the **Aizawl Municipal Corporation** reserves the right to take **appropriate action against both the owner and the empanelled technical personnel, at its discretion.**

Required Documents for Self-Certification by Empanelled Technical Personnel

1. Self-Certification Declaration Form (Annexure–C-IV)
    - Signed by the empanelled technical personnel, confirming compliance with all relevant building codes, AMC SD&SM Regulations, 2017, AMC Building Regulations, 2012, and the Aizawl Landslide Hazard Map.
2. Building Plan and Site Plan Drawings as prescribed under the AMC Building Regulations.
3. Compliance Statement Confirming that the proposed building site falls within the designated low or moderate landslide hazard zones, as per the Landslide Hazard Map prepared by Geo Hazard International.
4. Ownership Title Documents
5. No Objection Certificates (NOCs) from relevant authorities
6. Affidavit or Undertaking (If required).
7. Application Form and Fee Receipt

Note: All other relevant documents and provisions mentioned in the AMC Building Regulations, 2012 must also be complied with.

8. Amendment of Annexure C.-

After ANNEXURE C-III of ANNEXURE C, the following shall be inserted:

ANNEXURE C-IV

SELF-CERTIFICATION DECLARATION FORM

[Regulation 5(17) of the Aizawl Municipal Corporation Building Regulations, 2012]

I, [Name of Empanelled Technical Personnel],
Registration Number: [Registration No.],
Profession: [Architect/Engineer/Other],
Address: [Address],

hereby declare that the building plans and related documents submitted for the proposed construction at [Project Address/Plot No.] comply fully with all applicable provisions of the AMC Building Regulations, 2012, AMC SD&SM Regulations ,2017, Aizawl Landslide Hazard Map, and other relevant laws and standards.

I confirm that the construction conforms to the approved drawings, structural safety norms, and hazard zone requirements applicable to the site. I accept full responsibility for the accuracy and correctness of the plans and documents submitted.

I understand that any false information or non-compliance may result in cancellation of approval, legal action, and disqualification from the empanelled technical personnel list.

Date: …….
Place: ……

Signature: ……..
Name (in block letters) of Technical Personnel: ……..

9. Amendment of Annexure E.-

After Annexure E, the following shall be inserted namely:

ANNEXURE E-I

FORM OF GRANTING OCCUPANCY CERTIFICATE

[Regulation 17 of the Aizawl Municipal Corporation Building Regulations, 2012]

To

Pu/Pi……

……
…

Subject: Grant of Occupancy Certificate under Regulation 17.

With reference to your notice of completion of floor no. [G, G+1, etc] dated..... for [Building Type] with [Type of Occupancy], I hereby certify that the building on LSC/House Pass/Plot. No ……., in the Locality of..... Ward No …… in respect of which plans were sanctioned vide Building Permit No..... dated ..... has been inspected with reference to the provision of the Aizawl Municipal Corporation Building Regulations, 2012, under Mizoram Municipalities Act, 2007 and is certified to be fit for occupation.

Date: ……..

Signature of the authorized officer:

……

NAME:

Designation:

(Office Seal)

Copy to:

1. Concerned Corporator, AMC for information.
2. Concerned Technical Personnel for information.
3. Chairman, Local Council, for favour of information.
4. Guard File

Sd/-LALMALSAWMA PACHUAU
Secretary to the Government of Mizoram
Urban Development & Poverty Alleviation Department

Memo No: B.13017/8/2021-UD&PA/Loose Dated Aizawl the 21st November, 2025

Copy to:-

1. Secretary to the Governor, Mizoram.
2. PS to Hon'ble Chief Minister, Mizoram..
3. PS to Speaker/ Cabinet Ministers/Dy.Speaker /Ministers of State, Mizoram.
4. Sr. PPS to Chief Secretary, Government of Mizoram.
5. All Administrative Department, Government of Mizoram.
6. All Heads of Department, Government of Mizoram.
7. The Controller, Printing & Stationeries Department with 2(two) copies for publication in the Extra-ordinary Mizoram Gazette with a request that a copy be kindly furnished to the department.
8. The Municipal Commissioner, Aizawl Municipal Corporation
9. The Chief Town Planner, Town & Country Planning Wing, UD&PA Department.
10. The Under Secretary, Political & Cabinet Department with reference to her letter No.J.11011/1/2024-POL/Vol-I dated 18.11.2025
11. Guard File.

(VABEIMOZACHHI CHOZAH)
Under Secretary to the Govt. of Mizoram
Urban Development & Poverty Alleviation Department