

MANIPUR



GAZETTE

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**GOVERNMENT OF MANIPUR
MUNICIPAL ADMINISTRATION HOUSING & URBAN DEVELOPMENT
DEPARTMENT**

NOTIFICATION

Imphal, the 14th May, 2026

No. BBL-101/1/2024-MAHUD-MAHUD: Whereas, Town Planning Department, Manipur is in the process of (1) Modifying GIS Based Master Plan for Greater Imphal, (2) Revising the Master Plans of Kakching & Jiribam and (3) Preparation of GIS Based Master Plan for all the towns having Urban Local Bodies of Manipur. A Master Plan for the Development of any Area is prepared under section 22 of the Manipur Town and Country Planning Act, 1975. As required under section 24(e), the plan to be ready must include Zoning Regulations. To bring uniformity in the Regulations, under the provision of section 91(1)(iv) read with section 24(e) of the Manipur Town and Country Planning Act, 1975, the Chief Town Planner, Town Planning Department, Manipur proposes to frame the Bye-Laws namely, "The Draft Unified Zoning /Used Regulation Bye-Laws for the Master Plan Areas of Manipur, 2026" for application to all the Notified Areas.

Now, therefore, in supersession of the Unified Zoning/Used Regulation Bye-Laws for the Master Plan Areas of Manipur, 2024 and in exercise of the powers conferred by sub-section (1)(iv) of section 91 read with section 24(e) of the Manipur Town & Country Planning Act, 1975 (Manipur Act 11 of 1975), the Governor of Manipur is pleased to publish the following notice regarding the publication of Draft Bye-laws.

NOTICE FOR DRAFT UNIFIED ZONING /USED REGULATION BYE-LAWS FOR THE MASTER PLAN AREAS OF MANIPUR, 2026

1. It is notified that the draft notifications for Unified Zoning /Used Regulation Bye-laws for the Master Plan areas of Manipur prepared under section 91 read with section 24(e) of the Manipur Town & Country Planning Act, 1975.
2. The Draft Bye-laws, namely "Unified Zoning /Used Regulation Bye-laws for the Master Plan areas of Manipur, 2026" will be available in the Town Planning Department website <https://www.tpmanipur.mn.gov.in>.

3. Any objections and suggestions to the proposed Bye-Laws may be submitted to the Chief Town Planner, Town Planning Department in writing or email to tpmanipur@gmail.com within 15 days from the date of publication of this Notification in the Official Gazette. The opinion/suggestions received after the said period shall not be entertained.

RK DINESH SINGH,
Principal Secretary (MAHUD),
Government of Manipur.

**THE UNIFIED ZONING/USED REGULATION BYE-LAWS FOR THE MASTER PLAN
AREAS OF MANIPUR, 2026**

(Under section 91(1)(iv) read with section 24 of the Manipur Town and Country Planning Act,
1975 (Act No.11 of 1975))

1. Short title, extent and commencement: -

- (1) These Bye-laws may be called “The Unified Zoning/Used Regulation Bye-Laws for the Master Plan Areas of Manipur, 2026”.
- (2) They shall extend to the Master Plan Areas or Notified Planning Areas of Manipur.
- (3) They shall come into force from the date of their publication in the Official Gazette.
- (4) They shall supersede the Unified Zoning/Used Regulation Bye-Laws for the Master Plan Areas of Manipur, 2024.

2. Definitions: - In these bye-laws, unless there is anything repugnant in the subject or context:

- (1) “Act” means the Manipur Town and Country Planning Act, 1975 (No. 11 of 1975);
- (2) “Affordable Housing” means the housing schemes for providing affordable housing at low cost to Economically Weaker Sections (EWS) and Low-Income Group (LIG) of public and shall include housing whose carpet areas are less than or equal to 66 Sq.Mt;
- (3) “Application” means an application made in such form as may be prescribed by the Authority from time to time;
- (4) “Authorised Officer” means the officer of the Town Planning Department authorized by the Government for the purpose of these bye-laws;
- (5) “Building” means a structure constructed with any materials whatsoever for any purposes whether used for human habitation or not and includes:-
 - (a) Foundation, Plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms etc;
 - (b) Verandahs, Balconies, cornices, projections etc;
 - (c) Parts of buildings or anything affixed thereto;
 - (d) Any wall enclosing or intended to enclose any land or space, sign and outdoor display structures, etc;
 - (e) Tanks constructed or fixed for storage of chemicals or chemicals in liquid form and for storage of water, effluent, swimming pools, ponds etc;
 - (f) All types of buildings as defined in bye-laws 2(6)(a) to (k) below, except tents, shamianas and tarpaulin shelters erected temporarily for temporary purposes and ceremonial occasions shall be considered to be buildings.
- (6) “Building Types” based on use of premises or activity:-
 - (a) “Residential Building” – includes a building in which sleeping and living accommodation is provided for normal residential purposes with cooking facilities and includes one or more family dwellings, apartment houses, flats and private garages of such buildings.

- (b) “Educational Building” – includes a building exclusively used for a school or college, recognized by the Appropriate Board or University or any other competent Authority involving assembly for instruction, education or recreation incidental to educational use and including a building for such other uses as research institution, it shall also include quarters for essential staff required to reside in the premises and building used as a hostel captive to an educational institution whether situated in its campus or outside.
- (c) “Institutional Buildings”–includes a building constructed by Government , Semi Government Organizations or Registered Trusts and used for medical or other treatment or for an auditorium or complex for cultural and allied activities or for a hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention, and reformatories etc.
- (d) “Assembly Building”- A building or part thereof , where groups of people (not < 50) congregate or gather for amusement, recreation , social, religious, patriotic , civil, travel and similar purposes and this includes buildings of drama and cinemas, theatres, drive in theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalayas, skating rinks, gymnasia, restaurants, eating or boarding houses, places of worship, dance halls, clubs, gymkhanas, and road, railways, air, sea, or other public transportation stations and recreation piers.
- (e) “Business Building”- includes any building or part thereof used principally for transaction of business and or keeping of accounts and records including offices, banks, professional establishments, court houses etc, if their principal function is transaction of business and or keeping of books and records.
- (f) “Mercantile Building” – includes a building or part thereof used as shops, stores or markets for display and sale of whole sale, and or retail goods, or merchandise, including office, storage, and service facilities incidental thereto and located in the same building.
- (g) “Industrial Building”- includes a building or *part thereof wherein products or material re-fabricated, assembled, or processed* such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies, and factories. Etc.
- (h) “Storage Building” – A building or part thereof used primarily for storage or shelter of goods, wares, merchandise, and includes a building used as a warehouse, cold storage, freight depot, transit shed, store house, public garage, hanger, truck terminal, grain elevator, barn and stables.
- (i) “Hazardous Building” – includes a building or part thereof used for:
 - i) Storage, handling, manufacture of processing of radioactive substances or highly combustible or explosive materials or of products which are liable to burn with extreme rapidity and /or producing poisonous fumes or explosive emanations.

- ii) Storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals, producing flame, fumes, and explosive mixtures etc. Or which result in division of matter into fine particles capable of spontaneous ignition
 - (j) “Mixed Land Use Building”- A building having more than one use where the predominant use is not less than 2/3rd of the total use. The predominant use is to be in conformity with the zoning.
 - (k) “Wholesale establishment”- An establishment wholly or partly engaged in whole sale trade and manufacture, wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- (7) “Building Types” based on other features:
- (a) “Special Building”- includes all buildings like assembly, industrial, buildings used for wholesale establishment, hotels, hostels, hazardous, mixed occupancies with any of the aforesaid occupancies and centrally air-conditioned buildings having total built up area exceeding 500 sqm.
 - (b) “Multi-level car parking” – A building partly below ground level having two or more basements or above ground level primarily to be used for parking of cars, scooters or any other type of light motorized vehicle.
- (8) “Central Business District” A commercial and business center of a city which contains commercial space and offices (as earmarked in the Master Plan of the concerned towns prepared under Manipur Town & Country Planning Act, 1975).
- (9) “Economically Weaker Section (EWS) Housing” means the apartments or multi storeyed houses specifically developed for providing residential accommodation to the families belonging to the low-income groups viz., Economically Weaker Section (EWS) with monthly income as fixed by the Government of India from time to time with maximum carpet area of Dwelling unit as 66 sqm.
- (10) “Existing Use” means use of a building or structure existing authorised with the approval of the Authority before the commencement of these bye-laws.
- (11) “Filling Station” means an area of land including any structures thereon that is or are used or designed to be used for the supply of fuel for the propulsion of vehicles. For the purpose of these bye-laws, there shall be deemed to be included within this term any area or structure used or designed to be used for polishing, greasing, washing, spraying or otherwise cleaning or servicing such motor vehicles;
- (12) “Flatted Industries” are premises housing a group of permissible non-hazardous small industrial units in multi-storeyed industrial buildings.
- (13) “Group Housing” means a building unit constructed or to be constructed with one or more floors having more than two dwelling units having common service facilities where land is owned jointly (as in the case of co-operative societies or the public agencies such as local authorities or housing boards etc) and the construction is undertaken by one Agency.
- (14) “Hostels” are buildings which provide dormitory-style sleeping arrangements with food and lodging facility for a group of people such as students, workers and travellers.

- (15) “Hotel” means a building or a part of the building comprising of more than 15 rooms covering a floor area of more than 400 sqm in all used for the purpose of boarding of persons with or without meal.
- (16) “Layout Plan” means a Plan indicating configuration and sizes of all use premises. Each use Zone may have one or more than one layout Plan depending upon the extensiveness of the area under the specific Use Zones and Vice-Versa. A layout Plan shall have at least two use premises (apart from recreational utilities and transportation and a minimum area of 1 hectare).
- (17) “Local Area Plan (LAP)” is the principal statutory planning instrument for setting up of a balanced understanding, vision and spatial strategies at the local level within the framework of the Master Plan.
- (18) “Market” or “Bazaar” means any place, by whatever name called, where persons assemble for the sale of meat, fish, fruit, vegetables, livestock or any other article of food or merchandise, declared and licensed by the municipality as a market.
- (19) “Master Plan” means a master plan formulated under the Manipur Town and Country Planning Act, 1975 approved and notified by the State Government.
- (20) “Master Plan Areas or Notified Planning Areas” means the area covered by Master Plan prepared and approved for any area in accordance with the provision of the Manipur Town and Country Planning Act, 1975.
- (21) “Multi-storeyed Building or High-Rise Building” means a building above 4 storeys, and/or a building exceeding 15 meters or more in height. However, chimneys, cooling towers, boiler rooms/lift machine rooms, cold storage and non-working areas in case of industrial buildings and water tanks and architectural features in respect of other buildings may be permitted as a non-high-rise building. Buildings less than 15 meters including stilt/basement/parking floors stand excluded from the definition of high-rise buildings.
- (22) “Protected Monument” means an ancient monument which is declared to be of national importance by or under the Ancient Monuments and Archaeological Sites and Remains Act, 2010 (AMASR Act 2010).
- (23) “Public Building” means a building used or intended to be used either ordinarily or occasionally as a church, chapel, temple, mosque or any place of public worship, dharmashala, college, school, theatre, cinema, public concert room, public hall, mandop, public bath, hospital, hotel, restaurant, lecture room or any other place of public assembly.
- (24) “Standalone Industry” means a building or complex which is free standing constructed from the point of view of single ownership and operation.
- (25) “Town Planner” means a planner with graduate or post-graduate degree in Town Planning from a recognized or with qualifications required for membership of the Institute of Town Planners, India.
- (26) “Town Planning Scheme (TPS)” means a comprehensive plan for a particular area within the framework of the Master Plan, if any or for the Local Planning Area. The planning process consists of merging and redistribution of land parcels in the urban expansion zone.

- (27) “Transferable Development Rights (TDR)” means a compensation in the form of Floor Area Ratio (FAR) or Development Rights which shall entail the owner for construction of a built-up area. The FLOOR AREA RATIO (FAR) credit shall be issued in a certificate or number of certificates, which shall be called as Development Right Certificate/ Certificates (DRC).
- (28) “Transit Oriented Development (TOD)” means any development, macro or micro that is focused on the integration of land use and transport planning and aims to develop planned sustainable urban growth centres, having walkable and liveable communes with high density mixed land use. Citizens have access to open green and public spaces and at the same time transit facilities are efficiently used.
- (29) “Zonal Plan” means a plan detailing out the proposals of Master Plan and the layout Plan. It may contain a site Plan and land use plan with approximate location and extent of land uses such as public & semi – public buildings/works, utilities, roads, housing, recreation, industry, business, markets, schools, hospitals, open spaces etc. It may also specify standards of population density and various components of development of the zone.

CHAPTER-II

ZONING/USES REGULATIONS IN VARIOUS LAND USE ZONES OF A MASTER PLAN AREA

3. Zoning/Uses Regulations play a very important role in controlling and promoting urban development and re-development on rational lines. They are also useful in limiting urban growth and in a broader sense can also be used for laying down broad directions of growth in a regional basis. Zoning Regulations form an integral part of any Master Plan and these have been used extensively to control haphazard development of urban areas. It would also help in controlling density of development and land use, in ensuring protection of open area, light and ventilation, and in providing for future expansion in each zone in an appropriate manner.
4. For the purpose of these regulations, the area covered by the Master Plan is divided into nine zones/ land-uses categorized below:
- a. Residential Use
 - b. Commercial Use
 - c. Mixed Use
 - d. Industrial Use
 - e. Public and Semi-public Use
 - f. Traffic and Transportation Use
 - g. Recreation, Parks and Playgrounds
 - h. Agriculture
 - i. Pond, Drain, Rivers and Canals
5. Uses prohibited in different categories of land use zones are described against each. The uses are not to be treated as exhaustive. Similar uses and activities may be permissible in the appropriate locations by the competent authority and shall be subject to such restrictions and conditions as may be imposed.

A consolidated table is prepared for each use and corresponding activities/ sub-classes permitted and prohibited. The Zoning/Use Regulations should be read in conjunction with the zones proposed in the Master Plan.

TABLE

No.	Uses Permitted	Uses Prohibited
	Col-1	Col-2
A	Residential	
	All other uses not mentioned in Col-2	Blue, Green, Orange & Red category of industry as defined by the Manipur Pollution Control Board (MPCB). Only those units classified and listed under white category by the MPCB will be permitted. Courts of law Dumping Yard Dairy Farm Diagnostic Centre Effluent Treatment Plant Electric Power Plant Electric Sub-Station Government Hospital Government Office Hospitals/ Nursing Homes/ Health Facilities with more than 20 beds Industrial Estate/ SEZ IT Parks Land Fill site Obnoxious & Hazardous Storage activities Poultry Farm/ Piggery Farm Sewage Treatment Plant Slaughter House Truck Parking / Bus Terminus Recycling Plant Stadium
B	Commercial	
	All other uses not mentioned in Col-2	Blue, Green, Orange & Red category of industry as defined by the Manipur Pollution Control Board Hospitals/ Research Laboratories treating contagious diseases Poultry/ Dairy Farms/ Piggery/ Fishery/ Farm House Sewage Treatment/ Disposal Sites Slaughter House Textile Industry (bleaching, dyeing, printing, and colouring) Truck Parking / Bus Terminus
C	Mixed Use	

		Blue, Green, Orange & Red category of industry as defined by the Manipur Pollution Control Board (MPCB). Only those units classified and listed under white category by the MPCB will be permitted.
		Cemetery, Crematorium/ Burial ground/ electric crematorium
		Dumping Yard / Disposal Site
		Gas Godown
		Hospitals/ Nursing Homes/ Health Facilities with more than 20 beds
		Hospitals/ Research Laboratories treating contagious diseases
		Jail
		Junk shop/yard
		Landfill Site
		Oil Depot, Storage of Petroleum and inflammable materials
		Poultry/ Dairy Farms/ Piggery/ Fishery/ Farm House
		Recycling Plant
		Retail shops of building materials [timber, timber products (excluding furniture), marble, iron and steel, (gravel, cement and sand], firewood, coal and any fire hazardous and other bulky materials. This will not include: 1. Business of finished marble products where cutting and polishing activity of marble is not undertaken. 2. Retail shops of gravel, sand and cement shall be permissible in residential plots of at least 100 sqm abutting ROW of 18m and above.
		Sewage Treatment plant
		Slaughter House
		Stadium
		Storage Godown and warehouse
D	Industrial Use	
	All other uses not mentioned in Col-2	All commercial activities other than ATM, Bank, Cell tower, Clinic or dispensary, exhibition ground, garbage collection point, Hostel, Dormitory, Informal shop, Petrol pump / LPG Filling station, Post or telegraph office, Godown
		Housing Scheme other than Affordable Housing Scheme
		Poultry farms, animal & bird farms, fish farms
		Residential other than Affordable Housing
E	Public and Semi-Public Use	
	Airport/Airstrip	All other uses not mentioned in Col-1

Aquarium
Archeological Site
Art Gallery and Cultural Centre
ATM
Auditorium
Auto Stand
Bank
Biodiversity Park
Bird Sanctuary
Bus Stand/ Terminus
Cantonment/ Battalion
Cell Tower
Citizen Kiosk/E-seva Kendra/ Ticket Booking & Reservation
Clinic/Dispensary
Club
Community Hall
Convention Centre
Crech/ Day Care
Crematorium/ Burial Ground
De-addiction/ Rehabilitation Centre
Dharamshala
Diagnostic Centre
Disaster Management Centre
Dumping Yard
Educational Institutions
Effluent Treatment Plant
Electric Power Plant
Electric Sub-Station
Exhibition Ground
Fire Station
Foreign Establishment
Fort
Freight Complex
Garbage Collection Point/ Dumper
Garden
Hospitals
Government Offices
Government Quarter
Ground Reservoir / Overhead Tank
Guest House
Gymnasium
Hostel of Educational Institutions
Jail
Landfill site
Laundry
Monument

	Museum/ Exhibition Centre	
	Night Shelter	
	Old Age Home	
	Open Air Theatre	
	Orphanage	
	Park	
	Planetarium	
	Playground	
	Police Station/ Police Post	
	Post/Telegraph Office	
	Primary/Community Healthcare	
	Private Offices	
	Public / Community toilet	
	Public library	
	Radio/ T.V Station	
	Railway Station	
	Railway Track Area	
	Railway Yard/ Siding	
	Rain Water Harvesting System	
	Recycling Plant	
	Religious Buildings and Premises	
	Satellite & Telecommunication Centre	
	Sewage Treatment Plant / Pumping Stations	
	Social Welfare Centre	
	Sports Centre	
	Stadium	
	Stock Exchange	
	Taxi Stand	
	Telephone Exchange	
	Tourist Facility Centre	
	Truck Terminus	
	Water Treatment Plant / Pumping Stations	
F	Traffic and Transportation	
	Airport/Airstrip	All other uses not mentioned in Col-1
	Auto / Taxi Stand	
	Bus Stand/ Terminus	
	Freight Complex	
	Helipad	
	Parking space/ Area	
	Railway Station	
	Railway Track Area	
	Railway Yard/ Siding	
	Tourist facility centre	
	Truck Terminus	

G	Recreation, Parks and Playgrounds	
	Amusement/ Theme Park	All other uses not mentioned in Col-1
	Biodiversity Park	
	Bird Sanctuary	
	Botanical Garden	
	Golf Course	
	Green Belt	
	Parks and Playgrounds	
	Protected/Notified Forest	
	Race Course	
	Reserved Forest	
	Zoo	
H	Agriculture	
	Water Pumping Station	All other uses not mentioned in Col-1
	Rain Water Harvesting	
	Aquaculture/ fish farms	
	Dairy Farm	
	Poultry Farm/ Piggery Farm	
	Crop Land	
	Fallow Land	
	Plantations	
	Orchards	
	Horticulture	
	Plant Nursery	
	Petrol Pump	
	Water Treatment Plant	
	Water Pumping Station	
	Ground Reservoir / Overhead Water Tank	
	Sewage Treatment Plant	
	Sewage Pumping Station	
	Electric Power Plant	
	Electric Sub-Station	
	Grazing Land	
	Pastures	