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GOVERNMENT OF ARUNACHAL PRADESH
DEPARTMENT OF URBAN AFFAIRS
ARUNACHAL PRADESH CIVIL SECRETARIAT
ITANAGAR

NOTIFICATION

The 29th April, 2026

No.TP-18011/1/2026-DIR-TP E-Comp. No.:316205/183-92.—In exercise of the power conferred by the provision under sub-section (f) of Section 72 of Arunachal Pradesh Urban & Country Planning Act, 2007 (Act No. 3 of 2008) r/w clause 2.2 of Arunachal Pradesh Building Bye-laws 2019,the Governor of Arunachal Pradesh is hereby pleased to further amend the Arunachal Pradesh Building Bye-Laws-2019 as amended from time to time (hereinafter referred to as the Principal Bye-Laws) in the manner hereinafter appearing, namely: -

- Short title and Commencement:
1. (1) These Bye-Laws may be called the Arunachal Pradesh Building Bye-Laws (Amendment) 2026.
- (2) It shall come into force on the date of their publication in the official gazette.
- Amendment of Bye-Law:
2. (i) In Chapter 3 of the Principal Bye-Laws, Sub-clause 3.3 at Sl. No. 2 of the Table No.3.1, the following entry shall be substituted: -

Sl. No.	Land use	Parking Standards	Remarks
	Commercial Centers		
2	Convenience Shopping Centre/Local Shopping Centre/Local Level Commercial Areas	0.5-1 ECS/100 Sqm of floor area	
	Community Centre/Non-hierarchical Commercial Centre	1 ECS/100 Sqm of floor area	
	District Centre/ Sub-Central Business District/Sub-City Level Commercial areas	2 ECS/100 Sqm of floor area	
	Commercial Plot: Retail & Commerce	1.5 ECS /100 Sqm of floor area	
	Shopping Malls/ Multiplex/Cinema Theatres	1.5 ECS /100 Sqm of floor area	
	Hotels	1ECS /100 Sqm of floor area	
	Service Apartments	1 ECS /100 Sqm of floor area	
	Any other commercial center including Commercial Component along with ISBT/Railway	1 ECS /100 Sqm of floor area	
	Wholesale Market	1 ECS /100 Sqm of floor area	

(ii) In the Principal Bye-Laws, for the existing entries in Chapter 3, sub-clause 3.4.3, Note No. 8, the following shall be substituted, namely:

Plot size (Sqm)	Front setback (m)	Rear setback (m)	Side setbacks (m)
Upto 100	2	Nil	Nil
Above 100	3	1	1
High rise (plot size as per approved layout plans)	5	2	1.5

Note: Depending on the site conditions.

(iii) In the Principal Bye-Laws, for the existing entries in Chapter 3, sub-clause 3.6.1, the following shall be substituted, namely:

Plot size (Sqm)	Maximum Ground Coverage		Maximum Floor Area Ratio		Maximum Height (m)	
	Hills	Plains (Foothills)	Hills	Plains (Foothills)	Hills	Plains (Foothills)
48-60	75%	85%	160	200	6	9
60-100	75%	90%	160	225	6	9
100 and above	75%	90%	180	250	6	12

(iv) In the Principal Bye-Laws, for the existing entries in Chapter 3, sub-clause 3.6.2, the following shall be substituted, namely:

Plot size (Sqm)	Maximum Ground Coverage		Maximum Floor Area Ratio		Maximum Height	
	Hills	Plains (Foothills)	Hills	Plains (Foothills)	Hills	Plains (Foothills)
60-100	75%	90%	160	225	6	9
100-250	75%	90%	180	250	9	12
250 and above	75%	90%	200	350	12	15

(v) In the Principal Bye-Laws, for the existing entries in Chapter 3, sub-clause 3.6.3,the following shall be substituted, namely:

Parameters	Hills	Plains (Foothills)
Minimum plot size	450 Sqm	450 Sqm
Maximum ground coverage	50%	75%
Maximum Floor Area Ratio	200	350
Maximum height	15m	18m

(vi) In the Principal Bye-Laws, for the existing entries in Chapter 3, sub-clause 3.6.4, the following shall be substituted, namely:

Parameters	Hills	Plains (Foothills)
Minimum plot size	60 Sqm	60 Sqm
Maximum ground coverage	40%	75%
Maximum Floor Area Ratio	100	180
Maximum height	6m	9m

(vii) In the Principal Bye-Laws, for the existing entries in Chapter 3, sub-clause 3.6.5, the following shall be substituted, namely:

Parameters	Hills	Plains (Foothills)
Maximum ground coverage	50%	75%
Maximum Floor Area Ratio	160	250
Maximum height	15 m	18 m

Vivek Pandey, IAS
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