

MANIPUR **GAZETTE**

EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 192

Imphal, Friday, September 11, 2026

(Bhadra 20, 1948)

GOVERNMENT OF MANIPUR
SECRETARIAT : LAW & LEGISLATIVE AFFAIRS DEPARTMENT

NOTIFICATION
Imphal, September 03, 2026

No. 2/13/2026-Leg/L: In pursuance of rule 150 of the Rules of Procedure and Conduct of Business in Manipur Legislative Assembly, the following Bill as introduced in the Manipur Legislative Assembly, in its sitting held on 02.09.2026 is hereby published in the Manipur Gazette :

1. The Manipur Town and Country Planning (Sixth Amendment) Bill, 2026 (Bill No. 11 of 2026);

ARUN KUMAR SINHA,
Principal Secretary (Law),
Government of Manipur.

Bill No. 11 of 2026*(As introduced in the Manipur Legislative Assembly)*

THE MANIPUR TOWN AND COUNTRY PLANNING (SIXTH AMENDMENT)
BILL, 2026

A

Bill

*further to amend the Manipur Town and Country Planning Act,
 1975 (No. 11 of 1975)*

BE it enacted by the Legislature of the State of Manipur in the Seventy-seventh Year of the Republic of India as follows:

1. (1) This Act may be called the Manipur Town and Country Planning (Sixth Amendment) Act, 2026. Short title and commencement.

(2) It shall be deemed to have come into force from the 9th day of July, 2026.

No. 11 of 1975 **2.** After section 22 of the Manipur Town and Country Planning Act, 1975 (hereinafter referred to as the Principal Act), the following section shall be inserted, namely:- Insertion of new section 22A.

“22A. (1) An Interim Master Plan for the development of any area (planning area) within Manipur, shall be drawn up by the Chief Town Planner in consultation with the Urban Local Body/ Planning and Development Authority and submit to the State Government for approval. Preparation of Interim Master Plan.

(2) The Interim Master Plan may be submitted during the period of preparation/ finalization of a Master Plan and the

construction approvals may be permitted based on this Interim Master Plan.

- (3) The validity of an Interim Master Plan shall be of eighteen months only and the plan shall be reviewed for every eighteen months till the publication of the Master Plan under section 23.
- (4) The planning boundary for the Interim Master Plan may comprise of a notified municipal area and its adjoining areas/ hinterland or any area which has been notified under section 3 of the Manipur Municipality Act, 1994 as a municipal/ revised municipal area with a recommended boundary for which objections, if any, already settled by the respective Deputy Commissioners of the proposed area.” .

Insertion of
new section
23A.

3. After section 23 of the Principal Act, the following section shall be inserted, namely:-

Publication of
Interim Master
Plan

“23A. (1) An Interim Master Plan shall be published in the Official Gazette and in not less than one registered local newspaper available in the locality to be affected by such Plan inviting opinion and objections, if any, to be submitted within a period of one month.

(2) After considering the objections and suggestions, if any, the State Government may, upon obtaining the advice of the Board, approve and adopt the Interim Master Plan.

(3) The Interim Master Plan so adopted shall be published by the State Government by notification in the Official Gazette.” .

Substitution of
section 24.

4. For section 24 of the Principal Act, the following shall be substituted, namely:-

Contents of
Master Plan
and Zoning
Regulations

“**24.** The plan to be prepared under sections 22 and 22A may include:-

- (a) a general Land-Use Plan for (i) residential, (ii) commercial, (iii) mixed use, (iv) industrial, (v) public and semi-public, (vi) traffic and transportation, (vii) agriculture, parks and playgrounds, (viii) pond, drain, river and canals;
- (b) zoning plan; and
- (c) a report giving relevant data and information in respect of the proposals in the plan, zoning regulations and any other

matter which the State Government may deem necessary.”.

5. (1) The Manipur Town and Country Planning (Sixth Amendment) Ordinance, 2026 (Manipur Ordinance No. 2 of 2026) is hereby repealed. **Repeal and savings.**

(2) Notwithstanding such repeal, anything done or any action taken under the said Ordinance shall be deemed to have been done or taken under the corresponding provisions of this Act.

STATEMENT OF OBJECTS AND REASONS

The Manipur Town and Country Planning Act, 1975 (Act No, 11 of 1975), regulates the development and land use in rural, hill and urban areas of Manipur. It provides a legal framework for creating master plans, building bye laws and establishing planning authorities to manage orderly development including strict land ownership restrictions for non-locals.

2. The present amendment aims to enable construction activities during the preparation period of the Master Plan, in line with National Deregulation Initiatives and Ease of Doing Business reforms.

3. The Government of India, under the Deregulation Phase-II initiative, has identified land-related compliances and building permissions as key reform areas to improve Ease of Doing Business and promote investment.

4. Under Priority Area (PA) 2, States have been advised to:

- adopt a “demand-driven” land use system based on the principle “*Everything is permitted unless prohibited*”; and
- allow construction approvals during preparation of Master Plans through mechanisms such as Interim Master Plans.

5. In Manipur, there are 27 towns with Urban Local Bodies, of which only Imphal has an approved Master Plan, while Master Plans for the remaining towns are under preparation. Preparation of a Master Plan typically takes several years, and in the absence of enabling provisions, development activities may remain constrained during this period.

6. The PA 2 relates to the issue of building permission during plan preparation and recommends that states bring out an Interim Master Plan in the shortest possible time (3 months).

Hence, this Bill.

Minister (i/c MAHUD)
Manipur

FINANCIAL MEMORANDUM

As and when the proposed legislation is enacted and brought into operation, there will be no additional expenditure from the Consolidated Fund of the State.