



**GOVERNMENT OF MIZORAM
DIRECTORATE OF URBAN DEVELOPMENT & POVERTY ALLEVIATION
MIZORAM: AIZAWL**

No. F.23015/3/TCP/2024(Plan)-DTE(UD&PA) :

Aizawl, the 25th August, 2026

To,

The Municipal Commissioner
Aizawl Municipal Corporation
Mizoram: Aizawl

The Chief Executive Officer
Lunglei Municipal Council
Mizoram: Lunglei

The Chief Town Planner
Town and Country Planning Wing
Urban Development & Poverty Alleviation Department
Mizoram: Aizawl

Subject: Notification of the Mizoram Zoning (Negative List of Uses) Rules, 2026

Sir,

I am sending herewith a copy of Notification of the Mizoram Zoning (Negative List of Uses) Rules, 2026 made in exercise of the powers conferred by Section 102 of the Mizoram Urban & regional Development Act, 2025 (Act No. 11 of 2025) for your kind information and necessary action.

Enclo: As stated.

Yours faithfully,

Sd/-JACOB LALAWMPUIA

Director

Urban Dev. & Poverty Alleviation Deptt.
Mizoram: Aizawl

No. F.23015/3/TCP/2024(Plan)-DTE(UD&PA) :

Aizawl, the 25th August, 2026

Copy to:

1. ✓ Website manager, UD&PA Deptt. for updating in the official website.
2. Office Copy



Director

Urban Dev. & Poverty Alleviation Deptt.

 Mizoram: Aizawl

GOVERNMENT OF MIZORAM
URBAN DEVELOPMENT & POVERTY ALLEVIATION DEPARTMENT
MIZORAM NEW CAPITAL COMPLEX (MINECO)

E-mail- udpamizoram@gmail.com

NOTIFICATION

Dated Aizawl, the 5th August, 2026

No. A-11/6/2025-UD&PA-Part (1) : In exercise of the powers conferred by Section 102 of the Mizoram Urban & Regional Development Act, 2025 (Act No. 11 of 2025), read with Sections 13 and 32 thereof, the Governor of Mizoram hereby makes the following Rules, namely:

1. Short Title and Commencement:

- (1) These Rules may be called the Mizoram Zoning (Negative List of Uses) Rules, 2026.
- (2) They shall extend to all Planning Areas, Development Areas, Local Area Plans, Town Planning Schemes and Urban Local Bodies in the State.
- (3) They shall come into force on the date of their publication in the Official Gazette.

2. Applicability:

- 2.1 All land uses and development permissions shall conform to the approved Development Plan and the land use classification notified by the Government of Mizoram.
- 2.2 No land or building shall be used except in conformity with the approved Development Plan, Local Area Plan, Town Planning Scheme, these Rules and any other applicable law.
- 2.3 Any use not specified in the Negative List may be permitted only where such use is consistent with the approved Development Plan, these Rules, the Development Control Regulations and other applicable laws.

3. Principle:

The intent of these Rules is to regulate incompatible land uses through a negative-list approach. Uses not included in the Negative List for a particular zone may be considered permissible subject to development control regulations, environmental clearances and statutory approvals.

Land Use Zone	Sub-Codes	Negative List of Uses (Not Permitted)
Residential (R)	R1, R2, R3	Heavy and hazardous industries (I3-I6); wholesale warehouses and godowns (C3); truck terminals and freight complexes (T5); electricity substations and major utility installations (U3, U6) except neighborhood utilities; solid waste management facilities (U4); quarrying and mining; slaughterhouses; hazardous chemical storage; activities causing excessive noise, vibration, smoke, dust or odor.
Mixed Use (M)	M1-M3	Heavy and hazardous industries (I3-I6); wholesale warehouses handling hazardous or inflammable goods (C3); truck terminals (T5); major utility installations incompatible with mixed-use areas; solid waste disposal facilities (U4); quarrying and mining; hazardous storage and explosive activities.
Commercial (C)	C1-C4	Heavy and hazardous industries (I3-I6); polluting manufacturing units; solid waste disposal facilities (U4); sewage treatment plants except where specifically approved as utilities; quarrying and mining; hazardous chemical storage; livestock farms and slaughterhouses.

Industrial (I)	I1-I6	Residential development unrelated to industrial operations; educational institutions (PSP2), hospitals (PSP3), parks (REC) and similar sensitive uses, except where specifically permitted as ancillary facilities under the approved Development Plan.
Public & Semi-Public (PSP)	PSP1-PSP7	Heavy and hazardous industries (I3-I6); wholesale warehousing (C3); truck terminals (T5); solid waste disposal facilities (U4); hazardous storage; quarrying and mining; activities generating excessive pollution or nuisance.
Utility & Services (US)	U1-U6	Residential, commercial or industrial development not directly related to utility services; educational and institutional uses unrelated to the utility function; activities that interfere with operation and maintenance of public utilities.
Transportation (T)	T1-T9	Residential, commercial or industrial development obstructing transport infrastructure; hazardous industries unrelated to transport; hospitals, schools and other sensitive uses within operational transport corridors unless specifically approved.
Recreational/ Open Space (REC)	P1-P5	Residential development (except watch and ward accommodation); commercial complexes; industrial activities; warehouses; solid waste facilities; utility installations unrelated to recreation; quarrying; activities reducing public access or environmental value.
Restricted Areas (RA)	RA1, RA2	Any development prohibited by the Competent Authority; residential, commercial or industrial development inconsistent with defense, security, environmental protection, slope stability or other restrictions applicable to the area.
Green Area (G)	G1-G3	Urban commercial development; industrial uses; intensive residential development; quarrying; waste disposal facilities; activities involving large-scale land filling or removal of vegetation, except those specifically permitted under the approved Development Plan.
Rivers, Streams & Water Bodies (WB)	WB1-WB3	Permanent buildings; land filling; industrial activities; waste disposal; sewage discharge; hazardous storage; quarrying within water bodies; activities obstructing natural drainage, reducing water quality or affecting flood conveyance.

4. Interpretation:

These Rules shall be read together with the Mizoram Urban Land Use Sub-Classification Guidelines, 2025, Development Plan, Local Area Plan, Town Planning Scheme, Development Control Regulations and other applicable laws. In the event of inconsistency, the provisions of the Act shall prevail.

5. Power to Amend:

The Government may amend or expand the Negative List by notification from time to time.

Sd/- V.LALSANGLIANA

Commissioner & Secretary to the Govt. of Mizoram
Urban Development & Poverty Alleviation Department

Memo No. A-11/6/2025-UD&PA-Part (1)

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Dated Aizawl, the 5th August, 2026

Copy to:-

1. Secretary to the Governor of Mizoram
2. PS to Chief Minister, Mizoram
3. P.S to Minister, UD&PA, Govt. of Mizoram
4. Sr.PPS to Chief Secretary, Govt. of Mizoram
5. All Administrative Heads of Departments, Govt. of Mizoram
6. ✓ Director, UD&PA, for update in the official website.
7. All Heads of Departments, Govt. of Mizoram
8. Secretary, Mizoram Information Commission
9. Controller, Printing & Stationeries, Govt. of Mizoram with 2 (two) copies for publication in the Mizoram Gazette. With a request to kindly furnish 2 (two) copies of the Gazette to the undersigned.
10. Person concerned
11. Guard File.


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