

The Assam Jan Vishwas (Amendment of Provisions) Bill, 2026

A Bill

	to amend certain enactments for deregulation and for ease of living and doing business..
Preamble	Whereas to further enhance trust-based governance for ease of living and doing business. It is hereby enacted in the Seventy-seventh Year of the Republic of India, as follows:-
Short title, extent and commencement	1. (1) This Act may be called the Jan Vishwas (Amendment of Provisions) Act, 2026. (2) It extends to the whole of the State of Assam. (3) It shall come into force at once.
Amendment of certain enactments	2. The enactments mentioned in column (4) of the Schedule are hereby amended to the extent and in the manner mentioned in column (5) thereof.
Savings	3. The amendment by this Act of any enactment shall not affect any other enactment in which the amended enactment has been applied, incorporated or referred to; and this Act shall not affect the validity, invalidity, effect or consequences of anything already done or suffered, or any right, title, obligation or liability already acquired, accrued or incurred or any remedy or proceeding in respect thereof, or any release or discharge of, or from any debt, penalty, obligation, liability, claim or demand, or any indemnity already granted, or the proof of any past act or thing; nor shall this Act affect any principle or rule of law, or established jurisdiction, form or course of pleading, practice or procedure, or existing usage, custom, privilege, restriction, exemption, office or appointment, notwithstanding that the same respectively may have been in any manner affirmed, or recognized or derived by, in or from any enactment hereby amended; nor shall the amendment by this Act of any enactment revive or restore any jurisdiction, office, custom, liability, right, title, privilege, restriction, exemption, usage, practice, procedure or other matter or thing not now existing or in force.

Schedule (See section 2)

Sl No	Year	No	Short title	Amendments
(1)	(2)	(3)	(4)	(5)
1.	2007	IV	Assam Non-Government Educational Institutions (Regulation and Management) Act, 2006	Amendment of section 10 1. In section 10, for the existing clause (i), the following shall be substituted, namely:— “(i) The institution shall own and possess a minimum area of land with clear title of the institution or of the Trust/ Society/ Organisation under which the institution is running as specified under: — (a) For Lower Primary (L.P.) and Middle School (M.E.) level Schools, the school shall have at least 2 (two) Bigha of land in one plot in case of rural areas and 1 (one) Bigha of land in one plot in case of Municipal and Town Committee areas including.


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Guwahati Metropolitan
Development Area and Guwahati
Municipal Corporation areas.

- (b) For High School, Higher Secondary School and Senior Secondary School including composite school, the school shall have at least 3 (three) bighas of land in one plot in case of rural areas and 1 (one) bigha of land in one plot in case of Municipal town and town Committee areas, including Guwahati Municipal Corporation and Guwahati Metropolitan Development Authority areas. In case of construction of multi-storied building, the same must be in conformity with the bye-laws as per nodal department under the Government of Assam:

Provided that the institution shall provide boundary walls, adequate girls' toilets, disabled-friendly infrastructure and ensure compliance with disaster mitigation rules and regulations:

Provided further that non-government educational institutions which received permission and administrative recognition prior to the commencement of this Act shall continue to function."

Insertion of
section 11A

2. After section 11, the following new section shall be inserted, namely:—

"Sharing of
facilities

11A. The facilities of nearby playgrounds, libraries, gymnasiums and multipurpose halls belonging to government schools, subject to payment of prescribed charges and such other conditions as may be specified in the relevant order by the State Government."

2. 2007 XII The Assam
Private
Universities
Act, 2007

Amendment
of section 9

1. In section 9,

- (i) for clause (i), the following shall be substituted, namely: —

"(i) a minimum of 10 acres, i.e. 30 (thirty) Bighas of land outside the municipal limits; or"

- (ii) for clause (ii), the following shall be substituted, namely: —

"(ii) a minimum of 7.27 acres, i.e. 22 (twenty-two) Bighas of land within the municipal limits."

Amendment
of section 5

2. In section 5,

- (i) for clause (ii), the following shall be substituted, namely: —

"(ii) own a minimum of 10 acres, i.e. 30


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(thirty) Bighas of land outside municipal area or 7.27 acres, i.e. 22 (twenty-two) Bighas within municipal area, if not already available;”

- (ii) for clause (iii), the following shall be substituted, namely: —

“(iii) must have a minimum built-up area of 8,000 (eight thousand) square metres and have the provision of boundary wall, adequate girls’ toilets and other toilet facilities, disabled-friendly infrastructure and compliance to disaster mitigation rules and regulations.”

3. 1959 II The Assam Town and Country Planning Act, 1959

Amendment of section 2

1. In section 2,—

- (1) in clause (1), in the first line, in between the words “Development Authority” and “constituted” the words “and Region/Regional Development Authority” shall be inserted.

- (2) after clause (15), a new clause (15a) shall be inserted, namely,—

“(15a). “Regional Plan” means a comprehensive plan prepared for a defined geographical area to integrate economic, social, physical and environmental development through coordinated public policies and investments.”

Amendment of section 8I

2. In section 8I,—

- (1) in the marginal heading, in between the words, “of” and “Planning”, the word “Regional” shall be inserted.

- (2) in sub-section (1), in the seventh line, in between the words “to be a” and “Planning Area”, the word “Regional” shall be inserted.

- (3) in sub-section (7), in the sixth line, for the words “Master Plan”, appearing in the between the words “implementation of the” and “or any other plan”, the words “Regional Plan” shall be substituted.

Insertion of new sections 8K, 8L, 8M, 8N, 8O, 8P, 8Q and 8R

3. After section 8J, the following new sections 8K, 8L, 8M, 8N, 8O, 8P, 8Q and 8R shall be inserted, namely,—

“Contents of a Regional Plan

- 8K. (1) Regional Plan shall be a written statement and shall be accompanied by such maps, diagrams, illustrations and descriptive matters as the Authority may deem appropriate for the purpose of exploring or illustrating the proposals contained in the Regional Plan and every such map, diagram, illustration, and descriptive matters shall be deemed to be a part of the Regional Plan.

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The Regional Plan shall indicate the manner in which the land in the region shall be used, and every such Plan to promote growth and balanced development of the region shall include the following, namely:

- (i) Future growth corridors and urban expansion/ settlement areas,
- (ii) Proposals for industrial corridor and industrial park,
- (iii) Policy in relation to land-use and the allocation of land for different uses,
- (iv) Proposals for integrated transport and communications including roads, railways, waterways, metro rail, bus rapid transit system, and arterial roads serving the region, housing and economic development initiatives providing suitable economic base for future growth,
- (v) Proposals for the supply of drinking water, drainage and sewerage,
- (vi) Indication of the areas which require immediate development as "priority area",
- (vii) Such other matters as may be included by the Authority with the concurrence of the State Government and local authorities for the proper development of the growth and balanced development of the Region.

- (2) The Authority, in consultation with the local Authority concerned, for the purpose of the integrated development of the region, shall undertake modification or revision of the Development plans under the Act.

Constitution of
the Authority

- 8L. (1) The Government may by notification in the Official Gazette constitute Region/Regional Development Authority for the Planning Area declared under the provision of section 8I of the Act.
- (2) The Authority shall be a body corporate, and have perpetual


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succession and a common seal, and may contract, and sue or be sued and can acquire, hold and dispose off both movable and immovable property.

- (3) The Authority shall consist of the following members, namely:—

(a)	Chairman	To be appointed by the State Government
(b)	Vice-Chairman	Secretary of the Department of Housing and Urban Affairs
(c)	Member Secretary(ies)	District Commissioner(s)
(d)	Chief Executive Officer (CEO)	To be appointed by the Government
(e)	CEO(s) Zila Parishad, Commissioner/ Executive Officer(s) of Local ULBs	To be nominated by the Government as Member
(f)	Chairperson(s) of local ULBs and Chairperson(s) of Authority	To be nominated by the Government as Member
(g)	Ex-officio members	The District level Heads of the Departments

Utilization of Services of Local Authorities 8M. During preparation of Regional Plans and development of infrastructure, the Regional Development Authority may utilize the services of Local Authorities and State Line Agencies in discharging its powers and functions.

Powers and Functions of the Regional Development Authority 8N. The powers and functions of the Authority shall be the following, namely:-

- Prepare Regional Plans and Development Schemes.
- Identify growth Corridors and urban expansion areas.
- Facilitate infrastructure projects in coordination with Line Agencies.
- Promote integrated transport, housing and economic development.
- Facilitate major public investment projects.
- Develop amenities and public spaces.
- Protect environmentally sensitive areas and natural resources.
- Monitor implementation of approved development plans.
- To arrange and supervise the financing of selected development projects in the region through Government funds and other sources of revenue.


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			(x)	Review of Physical, financial and economic plans in respect of the Authority.
Officers and Staff	8O.	(1)		The Chief Executive Officer of the Authority shall be appointed by the Government and shall exercise such powers and functions as may be prescribed.
		(2)		The State Government shall create such posts and provide necessary staff as may be required for functioning of the Regional Authority.
Surveys and studies	8P.			For the preparation of the Regional Plan, the Authority may make such surveys and studies, as it may consider necessary and may engage such experts and consultants for carrying out studies in relation to such specific matters as may be determined by the Authority.
Procedure for preparation of the Regional Plan	8Q.	(1)		The Authority shall prepare a Regional Plan and publish it inviting objections and suggestions from general public in such manner as may be prescribed.
		(2)		After considering all objections, suggestions and representations if, received by the Authority shall finally prepare the Regional Plan.
Dispute Resolution	8R.			Any dispute, if arises in discharge of the functions of the Region/Regional Development Authority with any Local Authorities and State Agencies, shall refer the matter to the Government and the decision of the Government on such matters shall be final."
Insertion of new section 14A	4.			After section 14, the following new section 14A shall be inserted, namely,—
"Extension of the validity of the Master Plan	14A.			In cases where the validity period or horizon year of an existing Master Plan expires and the revised or new Master Plan is not notified, the Government may by notification extend the validity of the existing Master Plan as deemed necessary."

4.	2025	LIII	The Assam Fire and Emergency Services Act, 2025	Amendment of section 2	1. In section (2), (i) for clause (o), the following shall be substituted, namely:- “(o) fire prevention and life safety measures” means such measures as are necessary to ensure, individually or collectively, the safety of life from fire, smoke, fumes and also from panic arising out of these or similar
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causes and shall include provision of fire-fighting equipment for the containment, control and fighting of fire and for ensuring the safety of life and property in case of fire or any other emergency as may be prescribed;”

(ii) for clause (x), the following shall be substituted, namely:-

“(x) National Building Construction Standards” means the book or books published and as may be revised from time to time by the Bureau of Indian Standards, which provides guidelines and standards for the planning, design, construction, fire and life safety requirements of the buildings;”

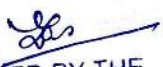
(iii) for clause (oo), the following shall be substituted, namely:-

“(oo). “high rise buildings” means a building of such height irrespective of its occupancy, as may be specified by the Government from time to time;”

Amendment of section 20 2. In section 20, for sub-section (2), the following shall be substituted, namely:-

“(2) The Government may require the owner or occupiers, or both, of premises or buildings or erectors of pandals notified under sub-section (1) above, to implement such fire prevention and life safety measures as per the Building Bye-laws and National Building Construction Standards as prevalent on fire and life safety or code of practice or standards published by the Bureau of Indian Standards, as amended from time to time:

Provided that the Government may by notification relax or modify provisions as prescribed by the Building Bye Laws and National Building Construction Standards as prevalent on fire and life safety or code of practice or standards published by the Bureau of Indian Standards, as mentioned above relating to parameters of fire prevention and life safety measures including but not limited to height based restrictions for buildings or premises, provision for shared/common firefighting infrastructure such as fire hydrants, water tanks in buildings or premises, water tank capacity requirements; maximum allowable travel distance to the nearest fire exit, spacing requirements of hydrants, fire extinguishers, fire alarm, detector, sprinklers, staircase provision, definition of high rise buildings or any other requirement based upon the performance based design


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of the building or premises:

Provided further that the Government may, based on local conditions, by notification include or exclude any class of occupancy which are not covered or covered, as the case may be, under National Building Construction Standards as prevalent:

Provided also that no local authority shall grant construction permit without referring the matter to the Director, Assam Fire and Emergency Services or issue completion or occupancy certificate as the case may be in respect of the buildings or premises notified by the Government under sub-section (1) above, without obtaining Fire Safety Certificate from the Assam Fire and Emergency Services."

Amendment
of section 21

3. In section 21, for sub-section (2), the following shall be substituted, namely:-

"On receipt of an application under sub-section (1) above, the Director or the Nominated Authority concerned shall within the stipulated period verify the documents and shall conduct physical inspection of the proposed site of the new building or the existing building as the case may be, if so required and shall communicate in writing such requirements relating to fire prevention and life safety measures as required under sub-section (2) of section 20 in the form of recommendation(s) to be complied with by the applicant."

Amendment
of section 31

4. For section 31, the following shall be substituted, namely:-

"Notwithstanding anything to the contrary contained in this Act, the buildings as mentioned under section 20 shall be governed by the provisions for the fire prevention and life safety measures as required under sub-section (2) of section 20."

5. 2015 XXVI The Assam
Regulation of
Reclassification
on and
Reclassification
on cum
Transfer of
Lands Act,
2015

Amendment
of section 2

1. In section 2, after clause (zc), the following new clauses shall be inserted, namely:—

"(zd) "Master Plan area" means an area for which a Master Plan has been notified under section 10 of the Assam Town and Country Planning Act, 1959;

Assam Act
IX of 1959

(ze) "Hydrocarbon" means crude oil, natural gas, condensate, coal-bed methane, shale gas, and gas hydrates;

(zf) "Hydrocarbon activities" means exploration, prospecting, drilling, extraction, production, transportation through pipelines, and construction of infrastructure directly ancillary to such


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activities;

- (zg) "Micro, Small and Medium Enterprise" or "MSME" means an enterprise classified as a micro enterprise, small enterprise, or medium enterprise under section 7 of the Micro, Small and Medium Enterprises Development Act, 2006, as amended from time to time.'

Central Act
27 of 2006

Amendment
of section 3

2. In section 3, after clause (iv), the following new clause shall be inserted, namely:—

- “(v) Notwithstanding anything contained in sections 3 and 4 of this Act, no prior permission for reclassification shall be required to be obtained from the District Commissioner in following matters, namely:—

- (a) agricultural land intended to be used or transferred for the purpose of setting up of a Micro, Small or Medium Enterprise and Solar Power Projects:

Provided that an enterprise engaged in any of the following activities shall not be eligible under this sub-clause, namely:—

- (i) manufacture of plastic carry bags of thickness less than twenty microns;
- (ii) coke manufacturing;
- (iii) saw mills;
- (iv) conversion of coal to washed coal or sized coal, or conversion of coke to coal;
- (v) brick kilns;
- (vi) stone crushing units;
- (vii) mining or quarrying of minor minerals, including sand, stone, gravel, earth and boulders;
- (viii) hot-mix plants and asphalt or bitumen processing units;
- (ix) lime kilns and stone-lime processing units;
- (x) plastic recycling or reprocessing units not conforming to the standards laid down by the Central Pollution Control Board or the Pollution Control Board, Assam;
- (xi) tanneries and leather tanning or processing units;
- (xii) dyeing, bleaching or textile-processing units discharging trade effluent;
- (xiii) electroplating and metal-


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- finishing units;
- (xiv) lead-acid battery manufacturing, recycling or reconditioning units;
 - (xv) distilleries, breweries and fermentation-based processing units;
 - (xvi) sponge iron, ferro-alloy or induction furnace units;
 - (xvii) hazardous waste storage, treatment, recycling or disposal units;
 - (xviii) electronic waste dismantling, processing or recycling units;
 - (xix) bio-medical waste collection, treatment, incineration or disposal units;
 - (xx) units engaged in the collection, dumping, composting or processing of municipal or biodegradable solid waste otherwise than in accordance with the Solid Waste Management Rules, 2016;
 - (xxi) any industry or activity falling within the "Red Category" of industries as classified by the Central Pollution Control Board or the Pollution Control Board, Assam, from time to time;
- (b) agricultural land intended to be used for hydrocarbon activities;
 - (c) non-agricultural land intended to be reclassified from one class of non-agricultural use to another class of non-agricultural use; and

In the cases mentioned above, the owner or transferee may suo-moto reclassify such land by filing a declaration in the form as may be prescribed and paying the requisite reclassification premium or reclassification-cum-transfer premium, and upon such filing and payment, the land shall stand reclassified with effect from the date of payment of such premium."

Amendment
of section 4

3. In section 4,—

- (i) in sub-section (1), in sixth line for the punctuation mark ',' appearing after the word 'Deputy Commissioner', the punctuation mark ':' shall be substituted and thereafter the following proviso shall be inserted, namely:—

"Provided that the provisions of this section shall not apply to cases falling under clause (v) of section 3.";

- (ii) after the sub-section (1), the following sub-

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sections shall be inserted, namely:—

- “(1a) In cases falling under clause (v) of section 3, the owner or transferee shall,—
- (i) pay the reclassification premium or reclassification-cum-transfer premium, as applicable, at such rates as may be notified by the State Government from time to time; and
 - (ii) file a declaration in the form as may be prescribed, either through the prescribed online portal or before the prescribed authority, certifying—
 - (a) the ownership or right over the land, specifying the dag number, patta number, village, mouza, circle and district;
 - (b) the present classification of the land and the intended non-agricultural use;
 - (c) the grounds of eligibility under the applicable sub-clause of clause (v) of section 3; and
 - (d) that the particulars stated in the declaration are true and correct to the best of the declarant’s knowledge and belief.
- (1b) Upon payment of the applicable premium and filing of a declaration under sub-section (1a), the land shall stand reclassified with effect from the date of payment of the premium, and no order of the District Commissioner or any other authority shall be required for such reclassification to take effect.
- (1c) Where it is found, at any time, that a declaration filed under sub-section (1a) contains any material misrepresentation, is founded on false or fabricated particulars, or pertains to land not falling within clause (v) of section 3, the District Commissioner may, after giving the declarant a reasonable opportunity of being heard, cancel the reclassification by order in writing, and upon such cancellation—
- (a) the land shall revert to its original classification;
 - (b) the District Commissioner shall make the necessary corrective entries in the land records;


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	(c) the premium paid shall stand forfeited to the State Government; and
	(d) the declarant shall be liable to a penalty of fine not exceeding five times the premium paid, in addition to any prosecution under the or the Bharatiya Nyaya Sanhita, 2023, as applicable."
Amendment of section 5	4. In section 5, after sub-section (9), the following sub-section shall be inserted, namely:— “(10) No person shall use agricultural land or non-agricultural land falling within clause (v) of section 3 for any non-agricultural purpose unless the premium payable under sub-section (1a) of section 4 has been paid in full and a declaration has been filed in such form as may be prescribed.”
Insertion of new section 8A	5. After section 8, the following section shall be inserted, namely:— 8A. (1) Whoever uses land in contravention of sub-section (9) of section 5 shall be liable to a penalty not exceeding five times the premium that would have been payable for such reclassification (2) Where land is used for a non-agricultural purpose without any declaration having been filed and premium having been paid under sub-section (1A) of section 4, the District Commissioner shall, after giving the person an opportunity of being heard, direct,— (a) restoration of the land to its original use within such period as may be specified; or (b) payment of the applicable premium together with the penalty specified in sub-section (1) above, and shall make the necessary entries in the land records accordingly.”
Amendment of section 10	6. In the principal Act, in section 10, in sub-section (1),— (a) In ninth line, for the words “a period of three years” appearing in between the words “activity within” and “from the date”, the words “a period of five years” shall be substituted; and (b) in the proviso, in the third line, for the words “three years”, the words “five years” and in sixth line, for the words “five years”, the words “seven years” shall be substituted.
Insertion of section 21A	7. After section 21, the following new section 21A shall be inserted, namely:— 21A. Applications for reclassification pending under section 4 of the principal Act at the commencement of this Act, in respect of lands falling within clause (v) of section 3
“Transitional provision	

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shall be deemed to have been made under sub-section (1a) of section 4 and shall be disposed of accordingly, subject to payment of the applicable premium by the applicant within sixty days from the date of commencement of this Act."

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| 6. | XIV | 1953 | Assam
Cinema
(Regulation)
Act, 1953 | Amendment
of section 4 | 1. In section 4, the proviso shall be deleted. |
| | | | | Amendment
of section 9 | 2. In section 9, |
| | | | | | (a) in the Marginal heading, the words and symbols "& Reviews" shall be deleted. |
| | | | | | (b) in sub-section (1), in the second line, the words "except an order passed under section 4" appearing in between the words 'Act' and 'may' shall be deleted. |
| | | | | | (c) in sub-section (2), in the first line, for the number "15", appearing in between the words 'within' and 'days' the words, number and symbols "thirty (30)" shall be substituted. |
| | | | | | (d) sub-sections (3) and (4) shall be deleted. |


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