

PART-V**NOTIFICATION****NO.AS/LEG-01/Bill/NTCP-5/2026/1210:****Dated Kohima, the 9th March, 2026.**

The Nagaland Town and Country Planning (Fifth Amendment) Bill, 2025 together with the Statement of Objects and Reasons and the Financial Memorandum which was introduced in the Nagaland Legislative Assembly on Monday, the 9th March, 2026, is published for general information as required under Rule 72 of the Rules of Procedure and Conduct of Business in the Nagaland Legislative Assembly.

Sd/-
KHRUOHITUONUO RIO
Secretary
Nagaland Legislative Assembly
Secretariat: Kohima

**THE NAGALAND TOWN AND COUNTRY PLANNING,
(FIFTH AMENDMENT) BILL, 2025**

**A
BILL**

further to amend the Nagaland Town and Country Planning Act, 1966.

Whereas it is expedient to further amend the Nagaland Town and Country Planning Act, 1966 for the purpose of strengthening the planning framework in urban, peri-urban/adjoining areas in the State of Nagaland.

And whereas it is necessary to ensure that the preparation and implementation of the Town Planning Scheme include the participation of village authorities alongside urban local bodies.

Be it enacted by the Nagaland Legislative Assembly in the Seventy Sixth Year of the Republic of India as follows-

1. (1) This Act may be called the Nagaland Town and Country Planning Act (Fifth Amendment) Act, 2025.
(2) It shall extend to the whole of Nagaland
(3) It shall come into force from such date as the state government may by notification in the Official Gazette appoint.
2. In Section 2 sub section (17) & (20) of The Nagaland Town and Country Planning Act (fourth Amendment) 2025, the following shall be substituted, namely -
(17) "Town Planning Scheme" means a layout plan for a particular area within the designated planning area, conceived within the framework of the *Master Plan/Peri-Urban area*. If any, providing detailed proposals, indicating the manner in which the use of land and development therein shall be carried out."

(20) “Local Authority” means the Urban Local Body (ULB) of a particular Municipal/Town Council *including Village Authority within the notified Master Plan/ Peri-urban areas.*

3. In Section 14.F sub section (d) the following shall be substituted, namely -
(d) An estimate of the total cost of the Scheme, source of funding, cost recovery statement (if any). A minimum of 20% to 30% of the land shall be retained for provision of basic public amenities such as road, school, hospitals, park etc.

4. In Section 14.N sub-section (1), the following shall be substituted, namely-
(1) Within one month from the date on which the sanction of the State Government to prepare the Town Planning Scheme is published in the Official Gazette, the State Government shall for purposes of preparation of Town Planning Scheme and one or more Planning Schemes, received by it for sanction appoint any person possessing such qualifications as may be prescribed to be an Officer with sufficient establishment and his duties shall be as hereinafter provided.

5. In Section 14.Q sub-section (1) the words “**Tribunal**” shall be substituted with the word “**Appellate Authority**”.

6. After Section 21I, a new **Section 21J** shall be inserted namely:
If any difficulties arise in giving effect to the provision of this Act, the State Government, may by order publish in the *Official Gazette*, make such provision not in consistent with the provisions of this Act, provided that, no such order shall be made after the expiry of a period of 2 (two) years from the date of commencement of this Act.

STATEMENT OF OBJECTS AND REASONS

1. Clarify the definition of Town Planning Scheme to ensure that all schemes are consistent within the notified master plan and extent of peri-urban areas.
2. Expand the definition of Local Authorities within the master plan and peri-urban plan thereby integrating the traditional village authorities into planning process.
3. Mandate that not less than 20-25 percent of the land under Town and Planning scheme shall be reserved or retain for provision of basic public amenities such as schools, hospitals, roads, parks etc.
4. Impose a time bound responsibility on the State Government to appoint a qualified Officer for implementation of the same.
5. To insert for removal of difficulties clause empowering the State Government to issue any order consistent with the amendment act for a limited period to facilitate smooth implementation of this amendment act.
6. The Nagaland Town and Country Planning (Fifth Amendment) Bill 2025 is hereby introduced in the floor of the Nagaland Legislative Assembly.

Kohima the 31st January 2026

Sd/-
Dr. NEIPHIU RIO
Hon'ble Chief Minister, Nagaland
&
Minister-in-Charge of Urban Development Department

**THE NAGALAND TOWN & COUNTRY PLANNING (FIFTH AMENDMENT)
BILL 2025**

MEMORANDUM OF DELEGATED LEGISLATION

The Nagaland Town & Country Planning (Fifth Amendment) Bill 2025 delegated the Power to the State Government to make Rules.

The Rules made therein shall be laid before the Nagaland Legislative Assembly and shall be subject to the scrutiny of the House. Delegation of Power is normal nature.

Kohima the 31st January 2026

Sd/-
Dr. NEIPHIU RIO
Hon'ble Chief Minister, Nagaland
&
Minister-in-Charge of Urban Development Department

FINANCIAL MEMORANDUM

The provisions in '**The Nagaland Town & Country Planning (Fifth Amendment) Bill 2025**' do not involve any recurring or non-recurring expenditure from the Consolidated Fund of the State. Hence, this is not a Money Bill or Financial Bill.

Kohima the 31st January 2026

Sd/-
Dr. NEIPHIU RIO
Hon'ble Chief Minister, Nagaland
&
Minister-in-Charge of Urban Development Department