No: Dated: 30th October 2025

To

1. Mr. Kushal Bansal, Director, Ernst & Young LLP, 67, Institutional Area, Sector‑44, Gurugram, 122003, India, Email: Kushal.Bansal@in.ey.com
2. Ms. Priyanka Sharma, Director, KPMG Advisory Services Private Limited, Building No 10, 4th Floor, Tower B, DLF Cyber City, Phase II, Gurgaon, Haryana 122002 (India), Email: priyankas7@kpmg.com
3. Mr. Santosh K Misra, Director, PricewaterhouseCoopers Private Limited Building No. 10, 17th Floor, Tower C, DLF Cyber City, Gurgaon 122002, Email: santosh.misra@pwc.com
4. Mr. Alok Saxena, Executive Director, Deloitte Touche Tohmatsu India LLP, DLF Cyber City Complex, Tower B, DLFCity Phase II, 7th Floor, Building 10, Gurgaon (Haryana), Email: aloksaxena@deloitte.com
5. Mr. Prasad Unnikrishnan, Director, Grant Thornton Bharat LLP, L‑41, Connaught Circus, Outer Circle, New Delhi ‑ 110001, Email: Prasad.Unnikrishnan@in.gt.com

**Subject:** Engagement of Consultancy Firm for Software Development, Implementation and Management of UPYOG platform-based Online Building Plan Approval System (OBPAS) for the State of Assam

**Reference:**

1. NeGD Letter No FN.N‑22018/33/2022‑NeGD dated 17 May 2024

Dear Sir/Madam,

The Department of Housing & Urban Affairs (DoHUA), Government of Assam, is committed to foster planned, sustainable and efficient urban growth in Assam. Town and Country Planning, Assam, and Guwahati Metropolitan Development Authority (GMDA) under DoHUA proposes to develop a centralized open source based Online Building Plan Approval System (OBPAS) for the issuance of Planning Permits, Building Permits, TDR and Occupancy Certificates etc., across all Urban Local Bodies (ULBs) and Development Authorities in Assam as per the provisions of the Assam Unified Building Construction (Regulation) Byelaws, 2022.

In order to address this issue, Government of Assam has approached NIUA for development of an Online Building Plan Approval System (OBPAS) under NUDM for the State of Assam, including GMDA and Guwahati Municipal Corporation (GMC) to implement the Assam Unified Building Construction (Regulation) Byelaws, 2022.

A rule-based Scrutiny Engine and a basic platform under Urban Platform for Delivery of Online Governance (UPYOG) platform has been developed under NUDM which is to be augmented and be rolled out across all ULBs of the State, at the earliest.

The proposed UPYOG Platform based -Online Building Plan Approval System (OBPAS) aims to deliver a streamlined, end-to-end digital platform for processing building and planning permits. The system will ensure that the approval processes are transparent, time-bound and compliant with the applicable building byelaws, master plans, zoning regulations, and development control rules. OBPAS will also leverage emerging technologies such as GIS integration, automated rule-based scrutiny, online fee payments, document management systems, and dashboard-based monitoring to enable stakeholders, including citizens, architects, engineers, urban planners, and regulatory authorities—to engage efficiently within a digital ecosystem.

Keeping the criticality of the implementation needs, DoHUA now proposes to onboard System Integrator through GMDA through the NeGD empanelment route for “Design, Development, Implementation, Maintenance, And Support of Online Building Permit System (OBPAS)for Government of Assam”.

We kindly request your availability for a presentation highlighting your organisation’s expertise, capabilities, and relevant experience in implementing National Urban Digital Mission (NUDM) projects. This presentation will form the basis for evaluating and selecting the most suitable firm for the issuance of the work order.

Date: 19 November 2025

Time: 11:00 AM

Venue: Conference Room, AUIDFCL, Department of Housing & Urban Affairs (DoHUA), Government of Assam

The Terms of Reference (ToR) and the detailed scope of work are enclosed for your reference.

For any further queries, you may contact:

Mr. Hrishiraj Sarmah

We look forward to your active participation and support in driving this important digital initiative.