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 Development, Implementation and Management of UPYOG Platform-based Online Building Plan Approval System (OBPAS) for the State of Assam

**Reference:**

1. NeGD Letter No. FNN-22018/33/2022-NeGD dated 17 May 2024

Dear Sir/Madam,

The Department of Housing & Urban Affairs (DoHUA), Government of Assam, is committed to fostering planned, sustainable, and efficient urban growth across the State. In line with this vision, the Town and Country Planning Department, Assam, and the Guwahati Metropolitan Development Authority (GMDA) under DoHUA propose to develop a centralized, open-source-based Online Building Plan Approval System (OBPAS) for the issuance of Planning Permits, Building Permits, Transferable Development Rights (TDRs), and Occupancy Certificates, in accordance with the provisions of the Assam Unified Building Construction (Regulation) Byelaws, 2022.

To facilitate this initiative, the Government of Assam has approached the National Institute of Urban Affairs (NIUA) to support the development and implementation of the OBPAS under the National Urban Digital Mission (NUDM) framework. The system will cover all Urban Local Bodies (ULBs) and Development Authorities, including the Guwahati Metropolitan Development Authority (GMDA) and Guwahati Municipal Corporation (GMC). A rule-based scrutiny engine and a base platform have already been developed using the Urban Platform for Delivery of Online Governance (UPYOG) platform of NUDM as the base. This will now be customized, enhanced, and rolled out across all ULBs in the State.

The proposed UPYOG-based OBPAS aims to establish a unified, end-to-end digital platform for managing building and planning permit processes. The system will promote transparency, efficiency, and compliance by enabling automated rule-based scrutiny, GIS integration, online fee payment, document management, and dashboard-based monitoring. The platform will create a collaborative digital ecosystem for all stakeholders—including citizens, architects, engineers, planners, and regulatory authorities—to interact seamlessly in a time-bound and accountable manner.

Considering the significance and urgency of this initiative, the Department of Housing & Urban Affairs now proposes to onboard a System Integrator through GMDA, via the NeGD empanelment route, for the “Design, Development, Implementation, Maintenance, and Support of the Online Building Plan Approval System (OBPAS) for the Government of Assam.”

Therefore, you are kindly requested to attend a presentation session to demonstrate your organization’s expertise, technical capabilities, and relevant experience in implementing NUDM-based digital governance solutions. The presentation will be the basis of evaluation process for selection of the suitable implementation partner.

**Presentation Details:**

* 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) which includes the Scope of Work is enclosed herewith for your reference.

For any clarification or additional information, please contact:

Mr. Hrishiraj Sarmah

(Contact details to be inserted)

We look forward to your participation and continued support in driving this key digital transformation initiative for urban governance in Assam.

Yours faithfully,

(Name & Designation)

For Department of Housing & Urban Affairs (DoHUA)

Government of Assam