
MEGHALAYA ONLINE BUILDING PERMISSION SYSTEM

**USER MANUAL FOR STAKEHOLDERS
(Draft)**

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Introduction to Online Building Permission System (OBPS)

The Online Building Permission System (OBPS) Portal for Meghalaya was launched on 11th August 2025 by the Honourable Chief Minister. OBPS is a single window clearance system, initiated under the AMRUT 2.0 mission reform. It is a Mission Mode Project under the Ease of Doing Business initiative of the Government of India, spearheaded by MoHUA. The system's development is led by NIC Meghalaya for all North Eastern States, as well as Jammu & Kashmir and Ladakh, in collaboration with NIC, MoUHA, the Town & Country Planning Organisation, eGov Foundation, and respective State Departments of Urban Affairs.

OBPS aims at providing an end-to-end solution to citizens, from online scrutiny of Building Plans, submission of applications for Building Permit, to online delivery of the Building Permission Certificate.

The system's core module, eDCR (Electronic Development Control Regulations), reads AutoCAD files and automatically scrutinizes building plans as per the Bye Laws. Hence, citizens can verify if their Building Plan drawings are prepared as per the notified Building Bye Laws of the State from the comfort of their homes and the process can be completed in a matter of seconds. Corrections required in the Building Plan Drawing, if any, will be mentioned in the Scrutiny Report which is generated after the citizens upload the Plan Drawing.

Once the building plan drawing has been accepted/ cleared, citizens can apply for Building Permit online itself. Once submitted, citizens can track the status of the application through the application portal. SMS notifications are being sent to the applicant regarding the status of their application.

The online application will also calculate the fees required to be paid by the applicant, and he/she may pay the same online in the Portal.

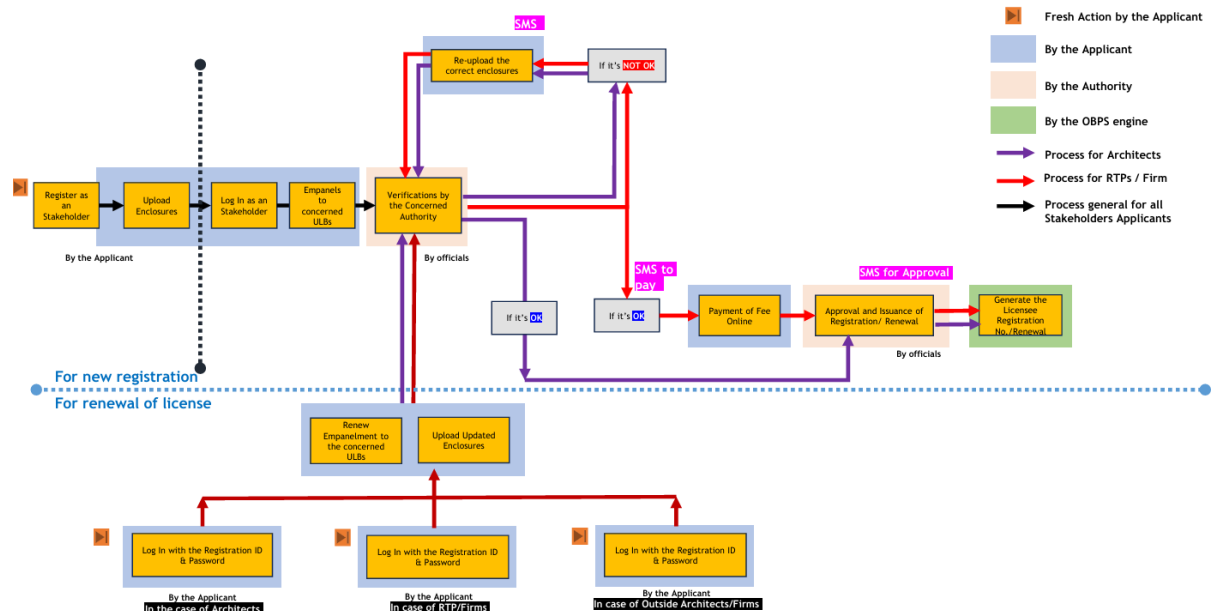
There are two types of Users –

- a) Department Officials: The users under Meghalaya Urban Development Authority (MUDA) and the District Councils who are authorised to do the verification and approval of the submitted building plans.
- b) Stakeholders : The Architects/ Registered Technical Personals (RTPs) Firms/ Architectural draftsman who can submit the building plan for approval

This User Manual has been designed for new and existing Stakeholders to on-board into the system i.e. to register and empanel themselves with Meghalaya Urban Development Authority (MUDA) to enable them to Apply for Building Permission Online.

Registrations

The following figure shows the working mechanism of the registrations for the Stakeholders (Architects/ RTPs/ Firms/ Architectural Draftsman) -



Registration Process

The following are steps to register as a Stakeholder

1. To Register as a stakeholder go to this URL <https://obps.meghalaya.gov.in>
2. Click on **Pre-Registrations of Architects/License Technical Persons** from the menu bar.

The screenshot shows the OBPS website interface. The header includes the logo of the Meghalaya Urban Development Authority and the text 'Online Building Permission System'. The main menu bar has a link to 'Pre-Registrations of Architects/License Technical Persons'. Below the menu, there is a table showing the number of applications received, under processing, and approved for different offices. To the right, there is a 'Log in' section with fields for Username, Password, and Captcha, and a 'Login' button. The footer contains links to 'About Us', 'Terms and Conditions', 'Fees Details / Price details', 'Products and Services', 'Privacy Policy', 'Contact Us', and 'Refund / Cancellation Policy'.

3. Fill all the mandatory fields and click on Submit

Licensee Details

* Firm/Individual

---Select Option---

* Licensee Type/ Licensee Firm

Firm Name

Registration Date

dd-mm-yyyy

* Applicant's Name

* Gender

* Email

* Mobile No.

* Password

* Confirm Password

0%

Present Address

* Address Line - 1

* Address Line - 2

* Village/Town

* State

* District

* Pin Code

Permanent Address

☐ Same as Present Address

* Address Line - 1

* Address Line - 2

* Village/Town

* State

* District

* Pin Code

* Captcha: CP9WNA

Enter Captcha

Register

Reset

- An OTP will be sent to your registered mobile number and Email ID. Enter the OTP and click on Submit

Permanent Address

☒ Same as Present Address

* Address Line - 1

Laban

* Address Line - 2

Last Stop

* Village/Town

shillong

* State

MEGHALAYA

* District

EAST KHASI HILLS

* Pin Code

793002

Enter the OTP sent to your email and mobile

* Email OTP

* Mobile OTP

Re-Send OTP

* Captcha: D88FNC

Enter Captcha

Register

Reset

91% Strong Password

Present Address

* Address Line - 1
Laban

* Address Line - 2
Last Stop

* Village/Town
shillong

* State
MEGHALAYA

* District

* Pin Code
793002

Permanent Address

☒ Same as Present Address

* Address Line - 1
Laban

* State
MEGHALAYA

* Village/Town
shillong

* Pin Code
793002

Enter the OTP sent to your email and mobile


* Email OTP

* Mobile OTP

Re-Send OTP

* Captcha: D88FNC

Enter Captcha



Success

Please enter the otp sent to your email/mobile!

OK

* Mobile OTP
122257

Success

The application has been submitted succesfully,
please upload the required documents. Alternatively,
you may login and upload at a later stage.

OK

[Privacy Policy](#)

[Contact Us](#)

[Refund / Cancellation](#)

5. Upload the enclosures and click on Submit.

[Home](#) / [Upload Enclosures](#)

Instructions for uploading documents

- You may upload all the documents now or after [login](#).
- If you choose to upload now, you can either upload one or more documents. You can upload the remaining mandatory documents after [login](#).

Upload Enclosures

- | | | | |
|--------------------------|---|--|----------------|
| <input type="checkbox"/> | * Passport Size Photograph (jpeg.jpg - upto 2 MB) | <input type="button" value="Choose File"/> | No file chosen |
| <input type="checkbox"/> | * BE/ B.Tech Degree Certificate (jpeg.pdf.jpg - upto 2 MB) | <input type="button" value="Choose File"/> | No file chosen |
| <input type="checkbox"/> | * Specimen Signature (jpeg.jpg - upto 2 MB) | <input type="button" value="Choose File"/> | No file chosen |
| <input type="checkbox"/> | Firm Registration Certificate (jpeg.pdf.jpg - upto 2 MB) | <input type="button" value="Choose File"/> | No file chosen |
| <input type="checkbox"/> | PhD/ME/M.Tech Degree Certificate (jpeg.pdf.jpg - upto 2 MB) | <input type="button" value="Choose File"/> | No file chosen |

* **Captcha:** 68aP8u

Enter Captcha

Upload Enclosures


- | | | | | |
|-------------------------------------|---|--|----------------|---------------------------------|
| <input checked="" type="checkbox"/> | * Passport Size Photograph (jpeg.jpg - upto 2 MB) | <input type="button" value="Choose File"/> | No file chosen | View Enclosures |
| <input checked="" type="checkbox"/> | * BE/ B.Tech Degree Certificate (jpeg.pdf.jpg - upto 2 MB) | <input type="button" value="Choose File"/> | No file chosen | View Enclosures |
| <input checked="" type="checkbox"/> | * Specimen Signature (jpeg.jpg - upto 2 MB) | <input type="button" value="Choose File"/> | No file chosen | View Enclosures |
| <input type="checkbox"/> | Firm Registration Certificate (jpeg.pdf.jpg - upto 2 MB) | <input type="button" value="Choose File"/> | No file chosen | |
| <input type="checkbox"/> | PhD/ME/M.Tech Degree Certificate (jpeg.pdf.jpg - upto 2 MB) | <input type="button" value="Choose File"/> | No file chosen | |

* **Captcha:** ACC88B

bFV99A

Documents uploaded successfully, please [login](#)

6. On Successful upload go back to login page and login with your **registered email address** and **password** to empanel as a stakeholder.



Online Building Permission System

Meghalaya Urban Development Authority | Urban Affairs Department | Government of Meghalaya


[Home](#) [Pre-Registrations of Architects/License Technical Persons](#)

Office Name	No. of Applications		
	Received	Under Processing	Approved
Stakeholder Applications			
Meghalaya Urban Development Authority, Shillong	-	-	-
Building Permit Applications			
Meghalaya Urban Development Authority, Shillong	-	-	-

Log in

Enter your login credentials

Username:

Password:
 

[Forgot Password?](#)

Captcha:



OBPS

- Home
- Upload Enclosures
- Application for ULB Empanelment

Dashboard

Welcome to NIC OBPS


Ligon as: **John Doe** [Home / Dashboard](#)

This site is designed and developed by [National Informatics Centre\(NIC\), Meghalaya](#)



John Doe
My Profile

7. Select the registering office you wish to empanel with and click on Register.



OBPS

- Home
- Upload Enclosures
- Application for ULB Empanelment

ULB Registraion

Urban Local Body Registration

Ligon as: **John Doe** [Home / ULB Registraion](#)


*** Select Registering Office:**

Application Fees applicable : ₹ 2500/-

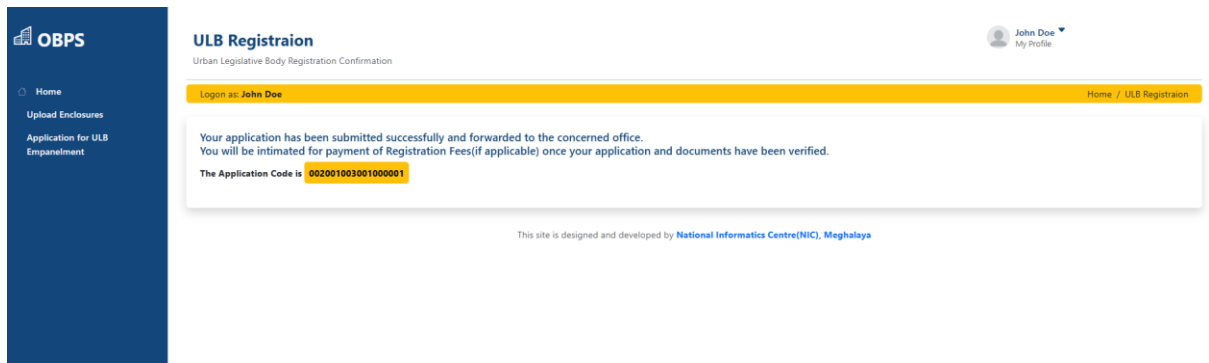
Offices falling under this Registering office:

- Meghalaya Urban Development Authority

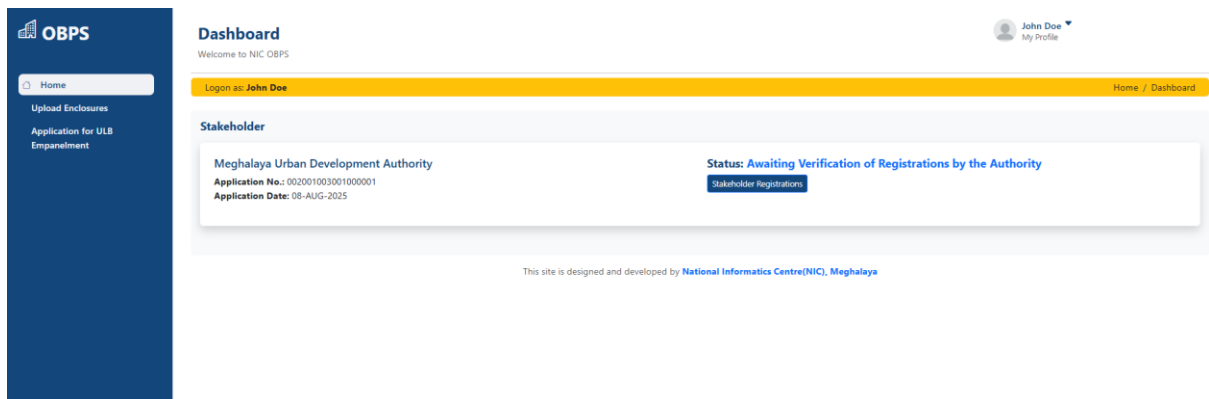
This site is designed and developed by [National Informatics Centre\(NIC\), Meghalaya](#)



John Doe
My Profile



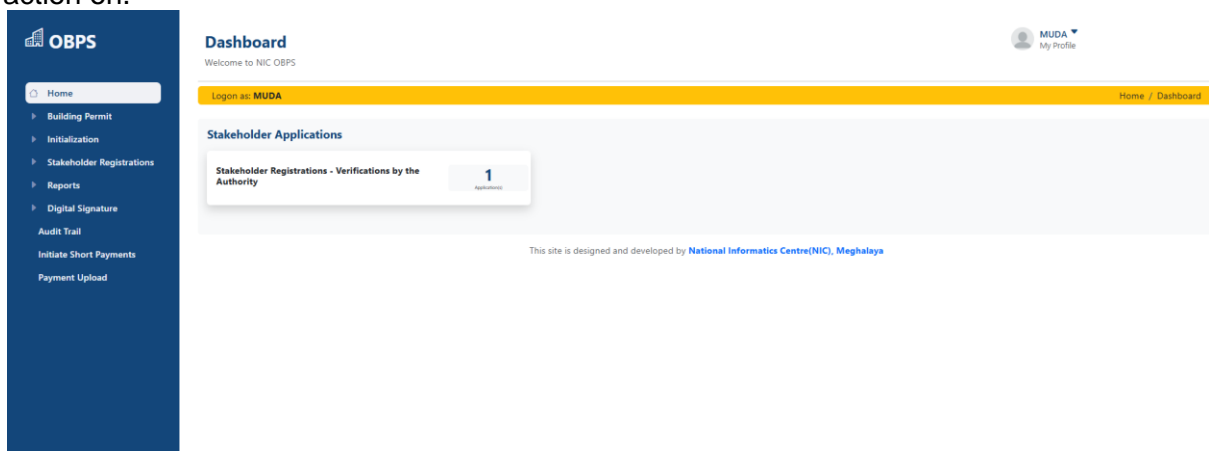
8. On successful registration wait for verification process by the concerned official.



Administrative Approval by Concerned Authority

The following are the steps for verification process

1. Login as the **Concerned Authority** who will be taking action to verify/approve Applications.
2. Click on the **card** from the dashboard specifying the process needed to take action on.



3. Select the application which is to be verified/approved.

OBPS

Home

Building Permit

Initialization

Stakeholder Registrations

Reports

Digital Signature

Audit Trail

Initiate Short Payments

Payment Upload

Stakeholder Registrations

Verifications/Approvals of Stakeholder Registrations

Logon as: MUDA

Home / Stakeholder Registrations

Verification/Approval of Stakeholder Registration

List of all Stakeholders Registration

Showing 10 entries

Search:

Sl No.	Application Details	Application Date	Licence	Firm/Individual	Applicant/Firm Name	Office	District	Next process	Action
1	Application No. : 002001003001000001 Registration Type: New	08-08-2025	Engineer Grade I	Individual	John Doe	Meghalaya Urban Development Authority	EAST KHASI HILLS	Awaiting Verification of Registrations by the Authority	<div>View</div>

Showing 1 to 1 of 1 entries

Previous 1 Next

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4. Click on Verify Registration from the Action button to verify the stakeholder registration.

Stakeholder Information

License Details

Application No. 002001003001000001	Licensee Type Engineer Grade I	Office Meghalaya Urban Development Authority
Firm/Individual Individual	Firm Name	Applicant's Name John Doe
Gender Male	Mobile No. 9862802534	Email john DOE@gmail.com

Address

Address Line - 1 Mawlai	Address Line - 2 Mali	Village/Town Shillong
State MEGHALAYA	District EAST KHASI HILLS	Pin Code 793008

Documents

1	Passport Size Photograph	View
2	BE/ B.Tech Degree Certificate	View
3	Specimen Signature	View

Verify Registration
Return to Citizen

Print Action Close

Remarks

Remarks (if any)

Cancel Submit

Application Date	Licence	Firm/Individual	Applicant/Firm Name	Office
------------------	---------	-----------------	---------------------	--------

Payment by Stakeholder

1. Login as a stakeholder and pay for the registration

The screenshot shows the OBPS Dashboard for a user logged in as John Doe. The dashboard displays the application details for the Meghalaya Urban Development Authority, including the application number and date. The status is 'Payment of Registration Fees' and the remarks are 'verified'. A 'Click to Pay' button is visible.

OBPS

Home

Upload Enclosures

Application for ULB Empanelment

Dashboard

Welcome to NIC OBPS

Logon as: John Doe

Home / Dashboard

Stakeholder

Meghalaya Urban Development Authority

Application No.: 002001003001000001

Application Date: 08-AUG-2025

Status: Payment of Registration Fees

Remarks: verified

Click to Pay

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2. Make the payment and generate the receipt

The screenshot shows the OBPS Payment Confirmation page. It displays the payment details for the application, including the application code, applicant name, fee type, and fee amount. A 'PAY' button is visible at the bottom.

OBPS

Home

Upload Enclosures

Application for ULB Empanelment

Payment Confirmation

Logon as: John Doe

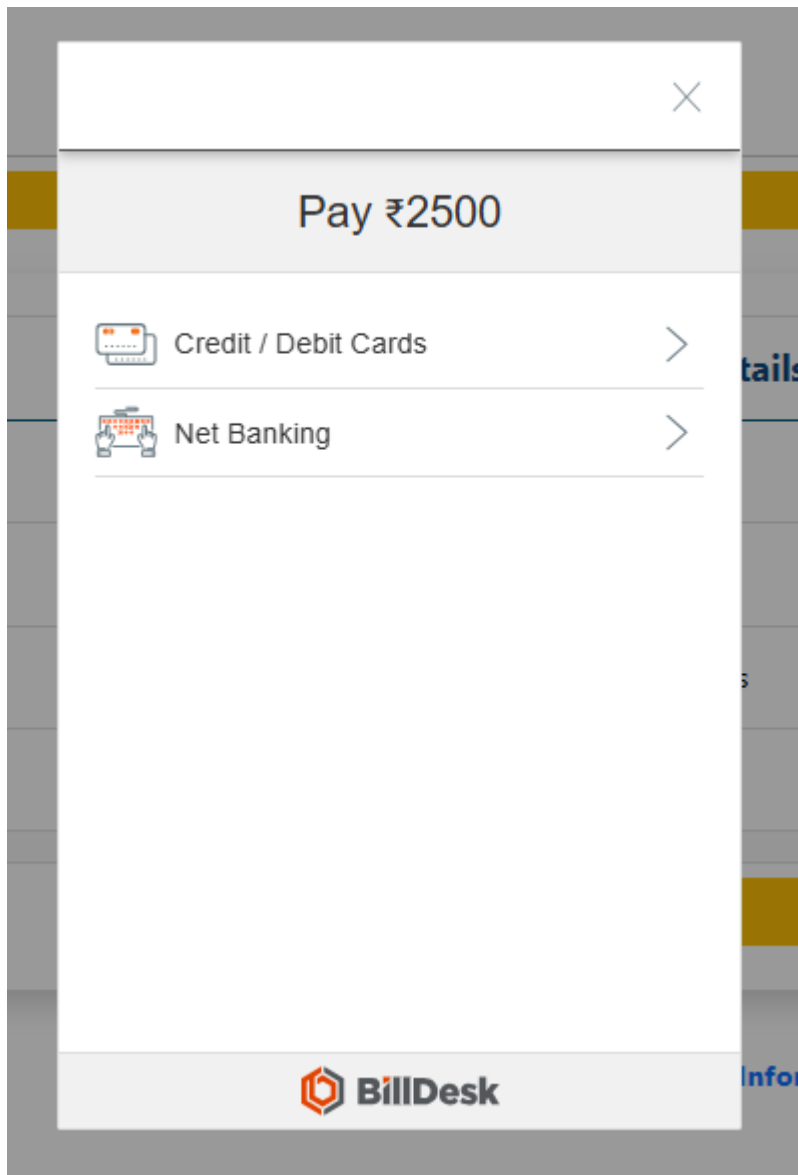
Home / Payment Confirmation

Payment Details

Application Code	:002001003001000001
Applicant Name	: John Doe
Fee Type	: Stakeholder - Registration Fees
Fee Amount	: INR 2,500.00

PAY

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a) Sample output after Successful Payment.

Payment Successful.	
Transaction Details	
Transaction Code	1753254406
Paid By	John Doe
Payment Date	2025-07-23 12:38:26
Bill Desk Reference No.	AR009343601202526P
Bank Reference No.	10015092025072300925
Amount	₹1
<div>Print Goto Homepage</div>	
<div>Goto Homepage</div>	

MEGHALAYA URBAN DEVELOPMENT
AUTHORITY
SHILLONG

PAYMENT RECEIPT

PAN NO : AAALM0411B

GSTIN : 17AAALM0411B1ZV

Receipt No: MEG/MUDA/1754650437

Application Code: 002001003001000001

Received from Mr/Miss/Mrs/M/s **John Doe** a sum of Rs. 2500/- (Rupees. **Two Thousand Five Hundred**) only by **Online Payment** dated **08-08-2025** towards **Stakeholder - Registration Fees** .



This is a computer generated receipt, no signature is required.



Online Building Permission System

Meghalaya Urban Development Authority | Urban Affairs Department | Government of Meghalaya

Home Pre-Registrations of Architects/License Technical Persons

Office Name	No. of Applications		
	Received	Under Processing	Approved
Stakeholder Applications			
Meghalaya Urban Development Authority Shillong	1	0	1
Building Permit Applications			
Meghalaya Urban Development Authority, Shillong	-	-	-

Log in

Enter your login credentials

Username:

johndoe@gmail.com

Password:

[Forgot Password?](#)

Captcha: 26DQp8

Enter Captcha

Login

OBPS

Home

Building Permit

Application for ULB

Empanelment

Short Payment

OBPS

Home

Building Permit

Application for ULB

Empanelment

Short Payment

Dashboard

Welcome to NIC OBPS

John Doe

My Profile

Login as: John Doe

Home / Dashboard

Stakeholder

Meghalaya Urban Development Authority
Application No.: 002001003001000001
Application Date: 08-AUG-2025

Status: **Approved**

Remarks: **Approved**

[Stakeholder Registrations](#)

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My Profile

John Doe

My Profile

Login as: John Doe

Home / My Profile

Name: John Doe
User Name/Email: johndoe@gmail.com
Mobile No.: (+91) 9862802534
Present Address: Mawlai Mali Shillong, EAST KHASI HILLS, MEGHALAYA-793008
Permanent Address: Mawlai Mali Shillong, EAST KHASI HILLS, MEGHALAYA-793008

Licensee Certificates

Sl No.	Applicants Name	Licensee Type	Office Name	License Number	Valid Upto	Print License
1	John Doe	Engineer Grade I	Meghalaya Urban Development Authority	MBBL/RTP/2025/EG12025/100001	08-08-2026	Print License

Showing 1 to 1 of 1 entries

Previous 1 Next

MEGHALAYA URBAN DEVELOPMENT AUTHORITY
SHILLONG

Certificate of Registration

Issue Date.: 08-08-2025

This is to certify that SHRI. JOHN DOE has been enrolled as a Registered RTP with Meghalaya Urban Development Authority and the name has been entered in the Register.

The Registration No. is

MBBL/RTP/2025/EGI2025/100001

Validity is from 08-08-2025 to 08-08-2026 inclusive.



Secretary
Meghalaya Urban Development
Authority, Shillong.

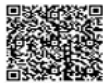
This is an electronically generated certificate with a digital signature (equivalent to affixing of handwritten signature with a seal)
QR Code can be scanned by any QR code scanning application. The URL on the QR Code will allow to access the digital version of this certificate

SCOPE OF WORK

- 1) The Engineer Grade I should be well informed about the contents of "Meghalaya Building Byelaws" and the subsequent amendments.
- 2) All drawings prepared are to be in accordance to this regulation within the respective jurisdiction.
- 3) Details of all structural drawings to be provided in all the revised, existing or proposed drawings of the structure as applicable.
- 4) The seal to be used on submission of drawings should mention the following: Engineer Grade I under the concerned authority. The registered number as written above to make correction in the Site plan or building permission plan as and when directed.
- 5) The drawing submitted must be factual as per the site condition and the relevant documents submitted are to ensure that the structure is built as per the approved drawings.

TERMS AND CONDITIONS

- 1) That the registration is valid for one year and is to be renewed annually.
- 2) The registration is subjected to review of performance every year by the concern authority.
- 3) Should it be found that the performance of the Engineer Grade I is not to the true spirit of the duties to be discharged/undertaken as a professional, action will be taken/penalty will be levied as decided by the authority.
- 4) That the responsibility along with all the liabilities of the Registered Engineer Grade I is till the completion of the building/structure.



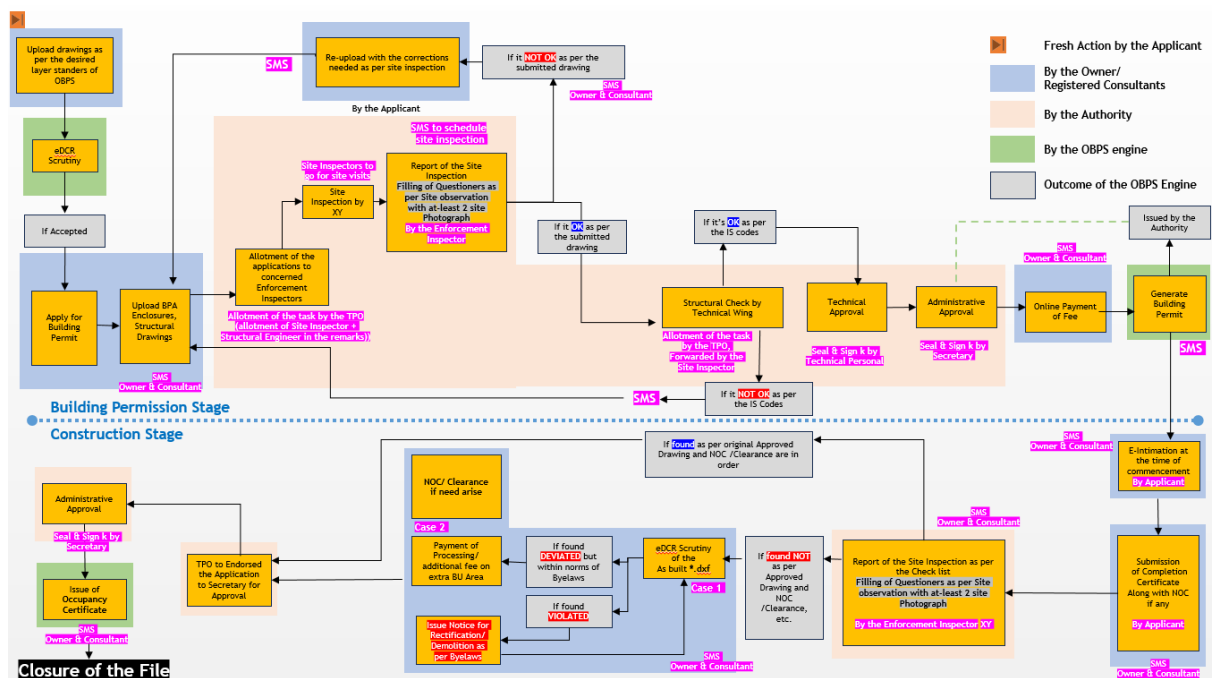
Meghalaya Urban Development
Authority, Shillong.

This is an electronically generated certificate with a digital signature (equivalent to affixing of handwritten signature with a seal)
QR Code can be scanned by any QR code scanning application. The URL on the QR Code will allow to access the digital version of this certificate

Application for Building Permits

Working Mechanism for Building Permit Process

The following figure discusses the working mechanism of the Building Permit process -



Application Process for Building Permit

I. EDCR Scrutiny by Stakeholder(Architect/RTP)

1. Login with your architect/engineer username and password
2. Select Building Permit →EDCR Scrutiny from the side menu
3. Select office and upload the dxf file to be scrutinized and click on scrutinize.

The screenshot shows the OBPS eDCR Scrutiny web application interface. The left sidebar contains the OBPS logo and a navigation menu with options: Home, Building Permit, eDCR Scrutiny, BPA - Applications for Building Permit [Applicant], Print Permit, Archived Applications, Application Status, BPA - Rejected Applications, Application for ULB Empanelment, and Short Payment.

The main content area is titled "eDCR Scrutiny" and includes a login bar for "John Doe". Below the login bar, there is a form for selecting the office and uploading the DXF file. The form has fields for "Owner Name", "Office", and "Select .dxf file". The "Select .dxf file" field shows "No file chosen". There are buttons for "SCRUTINIZE" and "Reset".

Below the form is the "EDCR Scrutiny List" table. The table has columns: SI No, Office / ULBs, eDCR Number, DXF File, Uploaded On, Uploaded By, Status, Plan Report, and Action. The table is currently empty, showing "No data available in table".

At the bottom of the page, there is a footer that reads: "This site is designed and developed by National Informatics Centre(NIC), Meghalaya".

4. Once the file is accepted, you can generate the scrutiny report and apply for Building Permit by clicking on the link below or select apply for building permit from the side menu.

- Home
- Building Permit
- eDCR Scrutiny**
- BPA - Applications for Building Permit [Applicant]
- Print Permit
- Archived Applications
- Application Status
- BPA - Rejected Applications
- Application for ULB Empanelment
- Short Payment

eDCR Scrutiny

Logon as: **John Doe** Home / eDCR Scrutiny

EDCR Scrutiny

Select the Office and Click on Browse and select a .DXF File.

* Owner Name

* Office

* Select .dxf file
(DXF File must be in 2004 or 2007 format)

EDCR Status: **Accepted**

EDCR Number: **DCR82025NODBE**

5. The sample of EDCR Reports -

MUDA, Shillong

AUTOMATED BUILDING PERMIT APPROVAL SYSTEM
PLAN DOCUMENT SCRUTINY REPORT

STATUS : Accepted

APPLICATION DETAILS			
1	APPLICANT NAME	John Doe	2 APPLICATION DATE
3	APPLICATION NUMBER	00558-2025-TT	4 APPLICATION TYPE
5	OCCUPANCY TYPE	Commercial	6 DCR NUMBER
7	PROPOSAL	New Construction	DCR82025NODBE

PLOT DETAILS			
1	PLOT NO	Not Defined	2 WARD NO
3	LOCALITY NAME	PYNTHOR	4 CITY/TOWN
5	PLOT AREA (As per declaration) in m²	4631.0	6 PLOT AREA (As per measurement) in m²
7	AVERAGE WIDTH OF PLOT in m	55.0	8 AVERAGE DEPTH OF PLOT in m
9	ROAD TYPE	2L	10 SLOPE(DEGREES)
11	SEISMIC ZONE	5	12 AREA TO BE RETAINED
			Not Defined

Declaration in drawings	
1	Whether building near monument?
2	Whether building near stream/water body?
3	Whether building surrounding office building and quarters of constitutional heads of government ?
4	Provisions for green building and sustainability?
5	NOC for construction from revenue department?
6	City Centre Zone
7	CBD TOD

Overall Summary

Total Area	
Built Up Area in m²	FAR Area in m²
1383.54	1383.54

Block Wise Summary

Application No:00558-2025-TT, Scrutiny Date:08/08/2025 05:22 PM

1 of 8

6. Fill all the mandatory fields of the form and click on save and upload enclosures.

OBPS

Home

Building Permit

eDCR Scrutiny

BPA - Applications for Building Permit (Applicant)

Print Permit

Archived Applications

Application Status

BPA - Rejected Applications

Application for ULB Empanelment

Short Payment

Apply BPA

Apply for Building Permit

Login as: John Doe

Home / Apply BPA

Apply for Building Permit

Basic Details

*Building Plan Scrutiny Number

DCR82025NODBE

*Plot Area

4631

Name of Architect on Record

-Select Architect-

*Occupancy

Commercial

*Plot Uploaded By

John Doe

Name of RTP on Record

John Doe

Site Location Details

*Address Line 1

Address Line 2

*Town/Village

*PIN Code

Latitude/Longitude:

0.0

*Locality

---Select Ward/Block/Sub-District---

Open Map

Proposed Building Details

*Building Typology

*Building Type : Block 1

---Select Building Type---

*Total Floors : G

Not High Rise Building

*Total Building Estimation:

Owner Details

*Owner Type

*Type of Owner - Subtype

Owner Information: 1

*Salutation

Select Salutation

*Owner Name

*Mobile No.

Email

*Father's/Mother's/Guardian Name

*Relationship

☐ Father ☐ Husband ☐ Mother

Present Address

*Address Line 1

Address Line 2

*Town/Village

*State

*District

*PIN Code

Permanent Address

☐ same as Present Address

*Address Line 1

Address Line 2

*Town/Village

*State

*District

*PIN Code

Reference

Have you applied for Building Permit for this Building earlier ?

Save and Next

This site is designed and developed by National Informatics Centre(NIC), Meghalaya

19

- Home
- Building Permit
- Application for ULB Empanelment
- Short Payment

Login as: John Doe

Home / Building Permit

Apply for Building Permit: Upload Enclosures

Upload Enclosures

<input type="checkbox"/> Photograph of Owner *	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> Documentary evidence of plot ownership such as Title Right Certificate/ Patta/ Sale Deed/ Lease Deed, etc. *	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> Site Plan with detailed Area statements *	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> Building Plans *	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> Sections *	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> Elevations *	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> General Specification *	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> Seismic Certificate *	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> Structural Sufficiency Certificate *	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> Structural drawings *	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> Structural Design Basis Report *	(jpeg/png/jpg - upto 1 MB)	Choose File	No file chosen
<input type="checkbox"/> NOC from Revenue dept. in case of revenue plot	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> NOC from Director Urban Affairs & Member Secretary, New Shillong Township Development Agency (NSTDA) in case of plot leased by Govt in New Shillong Township.	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> NOC from neighbors in case of proposal for reduced setback as per Byelaws	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> NOC or Clearance from MSPCB, F&ES dept., Forest dept., etc	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> Service plan (in case of high rise, special building/ special project)	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> F&ES plan (in case of high rise, special building/ special project)	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen
<input type="checkbox"/> Any other information/ documents which may be sought by the Authority, etc	(jpeg/png/jpg - upto 2 MB)	Choose File	No file chosen

Captcha: fUBnbp

Upload

Reset

7. After successful upload check application status as shown below.

- Home
- Building Permit
- eDCR Scrutiny
- BPA - Applications for Building Permit (Applicant)
- Print Permit
- Archived Applications
- Application Status
- BPA - Rejected Applications
- Application for ULB Empanelment
- Short Payment

John Doe My Profile

Home / Application Status

Application Status

List of BPA Applications

Login as: John Doe

List of all Applications

Show 10 entries

Sl No.	Date	Application Details	Previous Process	Current Process	Remarks	Tools	Status	Tatkal	EDCR	Archived Application
1	08/08/2025	Applicant Name : John Doe Application Code : 002020203001000002 Owner(s) Name: James Doe	BPA - Uploading of Enclosures/Documents By: John Doe Date: 08/08/2025	BPA - Verification and Forwarding to Concerned Enforcement Inspector	Application Submitted	View History	In Progress	No	EDCR Number: DCR82022ANODBE Scrutiny Date: 08/08/2025 Site Address: Mawlai Mali Shillong DXF File: CB_01_17.dxf	No


Showing 1 to 1 of 1 entries

Previous 1 Next

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Payment by Stakeholder

a. Login as **Stakeholder**, Pay the Permit Fee and generate the receipt.



Home

Building Permit

Application for ULB Empanelment

Short Payment

Dashboard

Welcome to NIC OBPS

John Doe
My Profile

Logon as: John Doe

Home / Dashboard

Stakeholder

Meghalaya Urban Development Authority
Application No.: 002001003001000001
Application Date: 08-AUG-2025


Status: **Approved**
Remarks: **Approved**
Stakeholder Registrations

Building Plan Applications

BPA - Permit Fee

1
Applications

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Home

Building Permit

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Short Payment

Fee Payment

Pay Permit Fee

John Doe
My Profile

Logon as: John Doe

Home / Fee Payment


Building Permit Fees

Application Code

002002003001000002

Fee Estimate		
Sl No.	Fee Description	Fee Amount (₹)
1	Building Permission Fee For Building Type : COMMERCIAL Total Builtup Area = 1383.54 m ²	
	Block 1 Building Type : Assam type Semi RCC Occupancy : Commercial Builtup Area : 1383.54 m ² 14892.29 sqft Rate per sqft : ₹ 14	₹184492.06
2	Labour Cess Total Building Estimate : ₹20,00,000.00 Above 10 lakh: 1% of Total Building Estimate Below 10 lakh: N/A	₹20000
Total Amount		₹204492

Pay



Home

Building Permit

Application for ULB Empanelment

Short Payment

Payment Confirmation

Logon as: John Doe

John Doe
My Profile

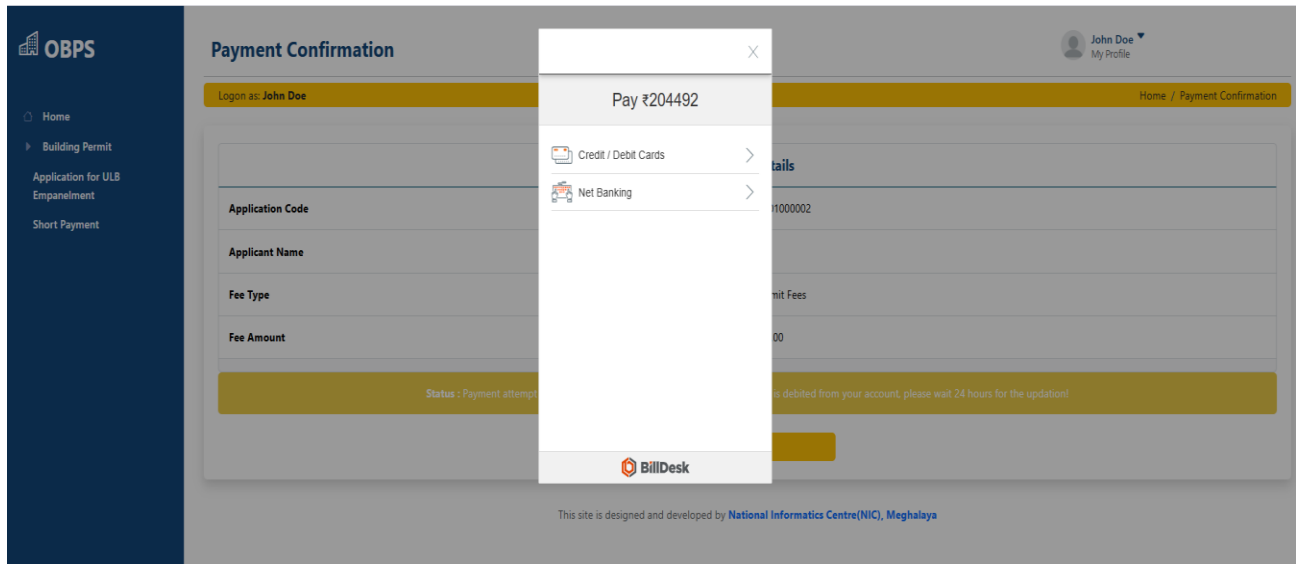
Home / Payment Confirmation

Payment Details

Application Code	:002002003001000002
Applicant Name	: John Doe
Fee Type	: Building Permit Fees
Fee Amount	: INR 204,492.00

PAY

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b) Sample output after Successful Payment.

Payment Successful.

Transaction Details	
Transaction Code	1753259098
Paid By	John Doe
Payment Date	2025-07-23 13:56:18
Bill Desk Reference No.	AR009348281202526P
Bank Reference No.	10015092025072301132
Amount	₹1

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MEGHALAYA URBAN DEVELOPMENT
 AUTHORITY
 SHILLONG

PAYMENT RECEIPT

PAN NO : AAALM0411B GSTIN : 17AAALM0411B1ZV
 Receipt No: MEG/MUDA/1754657164
 Application Code: 002002003001000002

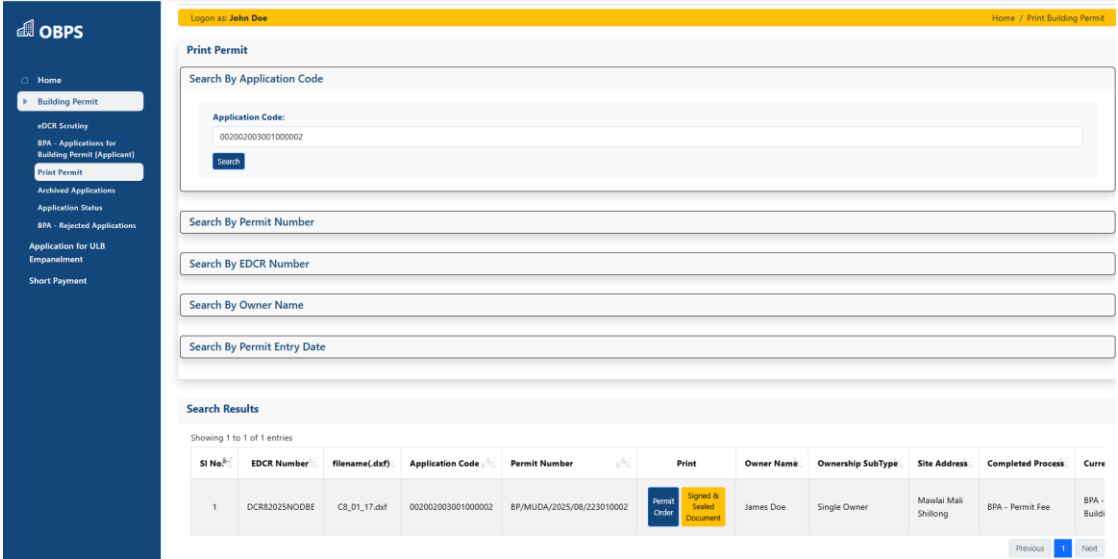
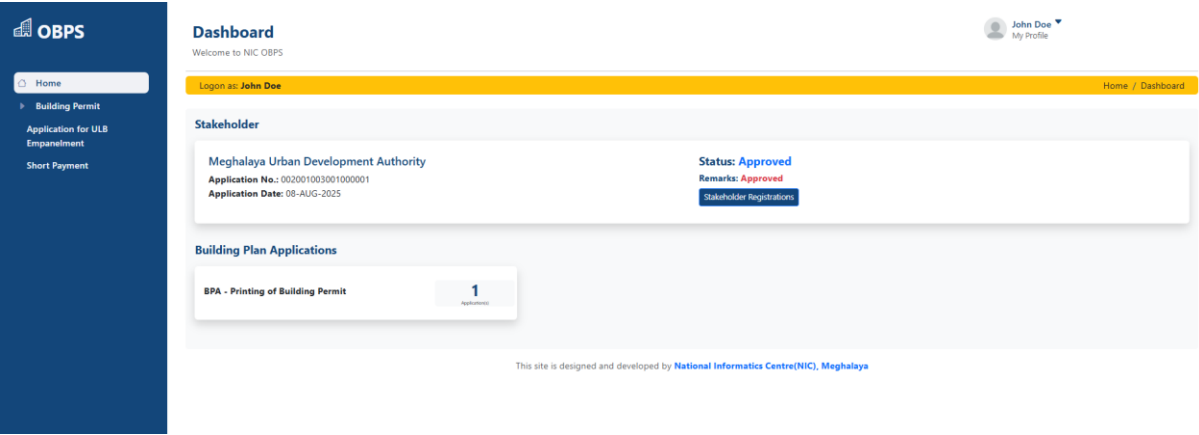
Received from Mr/Miss/Mrs/Ms John Doe a sum of Rs. 204492/- (Rupees. Two Lakh Four Thousand Four Hundred and Ninety Two) only by Online Payment dated 08-08-2025 towards Building Permit Fees .



This is a computer generated receipt, no signature is required.

Printing of the Building Permit.

- a. Login as Stakeholder and print the Building Permit and Signed and Sealed Document.
- b.



Sample of Building Permit Certificate

MEGHALAYA URBAN DEVELOPMENT AUTHORITY SHILLONG	
<u>Building Permission Sanction Order</u>	
Serial No. : BP/MUDA/2025/08/223010002	
Issue Date : 08-08-2025	
To,	
Shri. James Doe Mawlai,Mali,Shillong - 793008	
Barik	
<u>Subject: Building Permission Sanction under Byelaw A8 of the Meghalaya Building Bye Laws 2021.</u>	
Sir/ Madam,	
With reference to your application No. 002002003001000002 Dated 08-08-2025, I am to inform you that sanction has been granted for erection/ re-erection of the building at Mawlai,Mali,Shillong - 793008 as per provisions of Meghalaya Town and Country Planning Act, 1973 and Meghalaya Building Bye-Laws, 2021 or as amended and as per the OBPS Scrutiny report.	
The proposed Building is approved for Commercial – 1 STOREY BUILDING, Locality – Barik, Plot measuring 4631.0 sq.m. (49847.6692 sq.ft.) having a Height of 4.57 metres, subject to the following conditions ;	
Enclosed: <EDCR Building Scrutiny Report and approved drawing>	
Name of Architect and/or RTP on Record: John Doe	
	 Secretary Meghalaya Urban Development Authority, Shillong.
This is an electronically generated certificate with a digital signature (equivalent to affixing of handwritten signature with a seal)	
QR Code can be scanned by any QR code scanning application. The URL on the QR Code will allow to access the digital version of this certificate	
Application No : 002002003001000002	

The conditions of the building permission sanction are as follows: -

- 1 Commencement Notice & Certificate of Undertaking Form II shall be sent to the Authority 14 days before commencement of the construction of the building as per bye-laws.
- 2 The owner will not proceed with the construction without having the supervision of Architect/ RTP/ Firm as the case may be. If he/she changes his Architect /RTP / Firm, he/she shall inform the Authority about the appointment of a new Consultant within 48 hours, with a proper certificate from him.
- 3 The construction will be undertaken as per sanctioned plans only and no deviation from the Bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws or Sanctioned plans is liable to be demolished and the supervising Consultant engaged on the job will run the risk of being black listed.
- 4 (a) The Consultant Architect/RTP/ Firm shall ensure that the alignment & setbacks of the building shall be as per the approved building plans.\n\n(b) The Consultant Architect/RTP/ Firm along with the owner will be held responsible for any kind of structural failure of the building.
- 5 This permission shall remain valid for a period of 3 years from the date of issue.
- 6 The building shall not be constructed within minimum distance as specified in Indian Electricity Rules from voltage lines running on the side of the plot.
- 7 Green and Sustainability Provisions shall be provided as per Section G of the MBBL 2021 or as amended.
- 8 Construction & Demolition Waste Management should be adopted & taken up with the Urban Local body concerned in accordance with the provisions of Rule 5 of the Construction & Demolition Waste Management Rules, 2016.
- 9 No deviation or change of use is permissible from approved drawings.
- 10 Completion & Certificate Form III shall be sent to the undersigned to issue Occupancy Certificate

Yours faithfully,



Secretary
Meghalaya Urban Development
Authority, Shillong.

This is an electronically generated certificate with a digital signature (equivalent to affixing of handwritten signature with a seal)

QR Code can be scanned by any QR code scanning application. The URL on the QR Code will allow to access the digital version of this certificate

Application No : 002002003001000002

Preparations of drawings for EDCR engine

The drawings to be submitted for scrutiny are to be drawn in a particular format. Please refer the following guidelines to understand -

General guidelines

- a) All drawings shall be drawn in 1:1 scale, in meter, in model space.
- b) All required details as per this guideline shall be submitted in a single drawing, drawn in model space.
- c) Detailed drawings (Floor plan, elevations, sections, site plan etc.) incorporating all specifics as per guidelines mentioned on Bye-laws and documents listed in the OBPS portal, set to scale and paper size specified in the guidelines in pdf format. These pdf files are to be separately uploaded after .dxf file scrutiny. The drawings shall be prepared by matching the various entries in the drawings with the properties of layers of the supplied layer matrix.
- d) The layer template file, which can be downloaded along with these guidelines, contains all the layers which are used by the system and can be made use while creating .dxf. Drawings required for rule validation.
- e) Wherever details are to be furnished as dimensions, these are to be incorporated using dimension tools, and shall not be exploded/edited.
- f) Wherever one or more polygons/ dimensions/ lines/ depicting different parameters are required to overlap, it shall be ensured that, no gaps/ spaces are left in between.
- g) The use of layers/ Texts/ colour conventions specified by these guidelines to designate a parameter shall be restricted to that entity only and shall not be used elsewhere in the drawing.
- h) The drawing may get aborted if it does not adhere to the guidelines mentioned in the document.

Drawing Preparation Format to be followed

All details shall be furnished using closed polygon with polylines, lines, texts, dimensions etc. to be incorporated in layers, index colours as specified in this guideline. It is instructed to the architects to keep all the layers and details in the drawing as per MBBL Bye Laws standards. Over and above this, prepare drawing for features scrutiny in .dxf format as per this drawing manual. The layers drawn for Auto Scrutiny should be drawn overlaid/Superimposed on top of the base drawing. It is recommended to freeze the layers that may not be relevant while preparation of drawing.

The following file naming conventions are used in the OBPS toolkit:

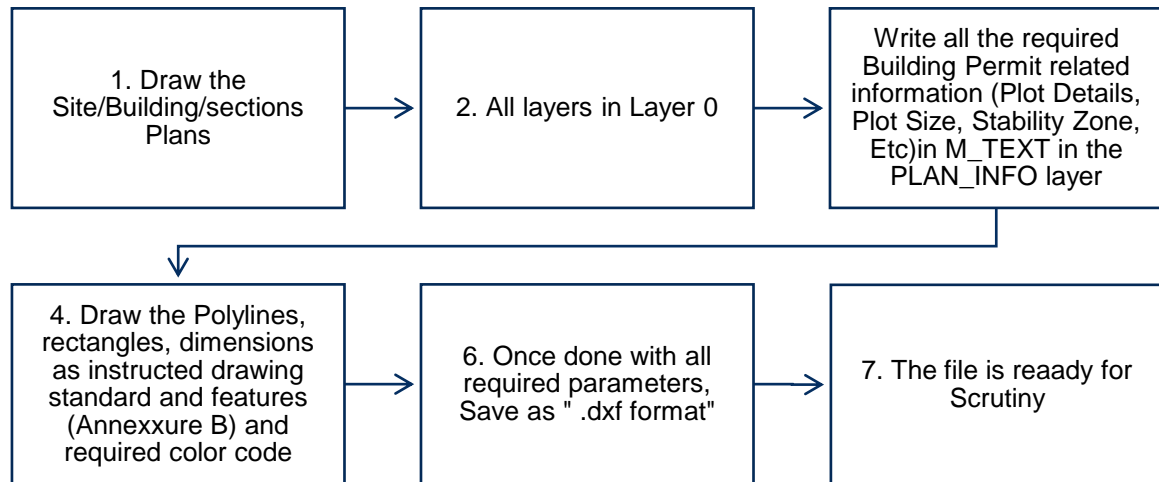
dxf . - AutoCAD file (2004 or 2007 version)

jpg/ .pdf - photograph upload, Cadastral Map, COI, NOC, etc.

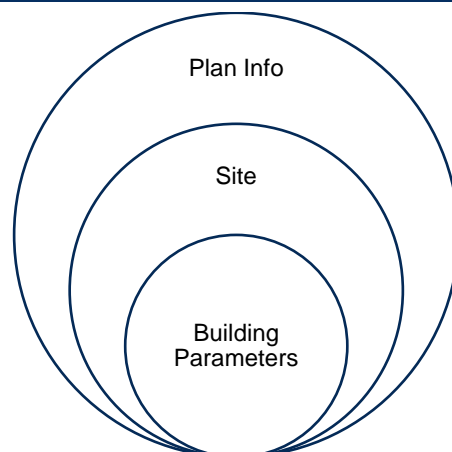
Unit Settings in Drawing System

- a) Meter Put drawing unit length type - Decimal Put drawing unit angle type –
- b) Decimal Degrees Put dimension style unit format
- c) Decimal Use precision – 0.00 Deviation from above mentioned settings will get the drawing rejected by the scrutiny system.

How to Prepare Files for Scrutiny?



Parameters



There are OBPS scrutiny is build up with three parameters – Plan info, Site features, Building Features. The detailed parameters are listed in Annexure 10 (Plan Information), 11 (Site Parameters), 12 (Building Parameters).

Data scrutiny reports

The Table in Annexure C shows the different data sets scrutinised in the soft wares along with the expected errors. The most common errors found are related to the building and site parameters matching in AutoCAD. If there is mismatch between the plan information data and the site/building parameters, the software detects it as an error. The software also scrutinises on the basis on the Layer nomenclature defined in Annexure B (i), (ii), and (iii). After successful scrutiny report accepted by the software the GMC official still have the right to reject any files if the BPP file does not follow the building byelaws guidelines not covered in the software scrutiny, mistake in applications, COI, NOC, etc.

Annexures

A. Occupancy Colour Code

S.No.	Occupancy	Occupancy Code	Colour Code	Sub-Occupancy	Code	Colour Code
1	Residential	R	2	Bungalow	R1	50
2				Apartment	R2	51
3				Affordable Housing	R3	52
4				Homestay	R4	53
5	Commercial	C	4	Guest House	C1	130
6				Parking Plaza/ Multilevel Car Facility	C2	131
7				Retail Shops like Grocery /Barber/etc.	C3	132
8				Multibrand Store/ Showrooms/ Shopping Complexes/Malls/Multiplex	C4	133
9				Wholesale Markets	C5	134
10				Restaurants ,Food Courts and Eateries	C6	135
11				Fuel Stations	C7	136
12				Private Business Houses/professional Establishment	C8	137
13				Hotels	C9	138
14	Mixed - Use	M	5	Residential + Commercial	M1	
15				Residential + Institutional	M2	
16				Commercial + Institutional	M3	
17				Commercial + Recreational	M4	
18				Commercial + Storage	M5	
19				Residential + Storage	M6	
20				Residential + Industrial (Cottage / Light)	M7	
21				Commercial + Assembly	M8	
22	Public & Semi-Public	P	1	Public Utility Buildings like Water Treatment Plants/Electric Substations/Pump Houses	P1	240
23				Bank/ Financial Institutions/ Post Office	P2	241
24				Govt. Offices/ Estate Offices/ Pvt Office	P3	242
25				Slaughter House	P4	243
26				Jail/Prison	P5	244

27				Crematoriums/ Graveyards/ Burial Grounds	P6	245
28	Institutional	In	12	School/College/Universities	In1	11
29				kinder garden/Nursery School	In2	12
30				Hostel	In3	13
31				Orphanage/ Old-age Home	In4	14
32				Mental Hospital / Therapy Centres	In5	15
33				Hospitals /Health Centres/ Nursing Home	In6	16
34				Research Institutes/Training Centres	In7	17
35	Industrial	In	6	Industrial Standalone	I1	200
36				Industrial Standalone & Flatted Factories	I2	201
37	Storage	S	20	Warehouses	S1	30
38				Godowns/ Cold Storages	S2	31
39				Freight Station	S3	32
40				Logistics Hubs/ Distribution Centres	S4	33
41	Assembly	A	22	Auditorium	A1	90
42				Assembly hall	A2	91
43				Community Halls (Social gatherings,)	A3	92
44				Sports Complexes (Indoor/Outdoor)	A4	93
45				Exhibition Hall	A5	94
46				Art Galleries	A6	95
47				Museum	A7	96
48				Libraries	A8	97
49				Multipurpose Hall (Halls for hiring -marriage, party, etc.)	A9	98
50				Dramatics	A10	99
				Theatre	A11	100
51				Cinema Hall	A12	101
52				Place of Worship	A13	102
53	Hazardous	H	45	Hazardous	H1	45

B. Layers

i) Plan Info

Sl. No.	Feature	Drawing Guidelines	Drawing Requirement
1.	PLOT_NO	Integer	MANDATORY
2.	LOCALITY_NAME	Name of the locality	MANDATORY

3.	WARD_NO	Integer	
4.	CITY_TOWN	Shillong/Tura/Jowai/Etc	MANDATORY
5.	LONGITUDE	Coordinates (e.g. 70.5656)	MANDATORY
6.	LATITUDE		MANDATORY
7.	PLOT_AREA_M2	Area of the plot	MANDATORY
8.	AVG_PLOT_DEPTH	Integer	MANDATORY
9.	AVG_PLOT_WIDTH	integer	MANDATORY
10.	SLOPE	Specify the slope gradient (only Number)	
11.	ROAD_TYPE	NMP/1L/2L/4L	MANDATORY
12.	BUILDING_NEAR_MONUMENT	YES/NO	
13.	BUILDING_NEAR_TO_STREAM/WATERBODY	YES/NO	
14.	BUILDING_SURROUNDING OFFICE BUILDINGS AND QUARTERS OF CONSTITUTIONAL HEADS OF GOVERNMENT	YES/NO	MANDATORY
15.	PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY	YES/NO	MANDATORY
16.	NOC FOR CONSTRUCTION FROM REVENUE DEPARTMENT	YES/NO	MANDATORY
17.	CITY CENTRE_ZONE	YES/NO	Only if The plot lies in the city centre zone
18.	CBD_TOD	YES/NO	Only if The plot lies in the CBD/TOD
19.	SEISMIC_ZONE	5	MANDATORY
20.	REDUCED_SETBACK	YES/NO	Only when reduced setback is applied

ii) Site Parameters

Sl.no.	Feature	Layer Name	Drawing Guidelines	colour code (ACI)
1.	Plot Area	PLOT_BOUNDARY	Draw as Polygon around the plot boundary	
2.	Ground Coverage Area	BLK_n_COVERED_AREA	Draw as Polygon around the coverage area	
3.	Building Footprint	BLK_n_LVL_n_BLDG_FOOT_PRINT	Polyline showing building foot print. The i value should start with 0.	
4.	Built Up Area of proposed block	BLK_n_FLR_i_BLT_UP_AREA	Polyline showing built up area of floor	Color code of the Occupancy to be added
5.	Height of the Building	BLK_n_HT_OF_BLDG	Dimension showing the height of building	

6.	Front Setback	BLK_n_LVL_i_FRONT_SETBACK	Polyline showing respective setback. Here i value should start with 0.	
7.	Rear Setback	BLK_n_LVL_i_REAR_SETBACK		
8.	Side Setback1	BLK_n_LVL_i_SIDE_SETBACK1		
9.	Side Setback2	BLK_n_LVL_i_SIDE_SETBACK2		
10.	RWH tank	RWH	Polyline showing rain water harvesting	
11.	Septic Tank	SEPTIC_TANK	Draw as polygon with Dimalign perpendicular to Plot Boundary	
12.	North	NORTH_DIRECTION	Define the North in the plan	
13.	Utility Supply line - Drain line, Sewerage line, eletrical line, Water supply line	UTILITY_SUPPLY_LINE	1) Polylines to show different supply utility lines, each supply line can be identified by color code. ex: Water Drain Line - 40, Sewerage Line - 48, Electricity Supply Line - 1, Water Supply Line - 2. 2)Dimension to show supply line distances, using color code can identify type of supply line.	Water Drain Line - 40, Sewerage Line - 48, Electricity Supply Line - 1, Water Supply Line - 2.
14.	Solid Liquid Water Management	SOLID_LIQUID_WASTE_TREATMENT	Polyline	
15.	Recycling Waste Water	RECYCLING_WASTE_WATER	Polyline	
16.	Construction near protected monuments	DISTANCE_FROM_MONUMENT	PLAN INFO	
17.	Construction near important buildings	DISTANCE_FROM_GOVT_BLDG	PLAN INFO	
18.	Distance from electric line	OHEL_i	Polyline showing electrical line	
		VOLTAGE_i	Mtext of VOLTAGE_KV=xyz ,to show voltage in voltage layer	
		HORIZ_CLEAR_OHEL_i	Shortest dimension between electrical line and building	

		VERT_CLEAR_OHEL_i	Shortest dimension between electrical line and highest point of building	
19.	Distance between blocks	DIST_BETWEEN_BLK_n_BLK_m	Dimension to show distances between the blocks	
20.	Parking for Differently Abled	DA_PARKING	Polyline to show Parking area for the physically challenged persons	Color code of the Occupancy to be added
21.	Open Parking	OPEN_PARKING	Polyline showing open parking	Colour code of the Occupancy to be added
22.	Solar Panel	SOALR_PANEL	Polyline showing solar panel	
23.	Solar Water Heater	SOLAR_WATER_HEATER	Polyline showing solar water heater	
24.	Waste Management	WASTE_MANAGEMENT	Polyline showing waste management	
25.	Distance from Canopy	DIST_CANOPY	Dimension to show distance from plot boundary to canopy	
26.	Waste Disposal	WASTE_DISPOSAL	Polyline to show waste disposal and using colour codes existing or new is identified	

27.	Basement Footprint	BLK_n_LVL_i_BSMNT_FOOT_PRINT	<p>1) Polyline to show building basement footprint. The i should be negative value like -1,-2, etc.</p> <p>2) Dimension with colour code 1 is to show height from the floor to the soffit of the roof slab(Clear height of basement) or ceiling in the BLK_n_LVL_-1_BSMNT_FOOT_PRINT layer only</p> <p>3) Dimension with colour code 2 is to show minimum height of the ceiling of upper basement above ground level in the BLK_n_LVL_-1_BSMNT_FOOT_PRINT layer only</p> <p>4) Dimension with colour code 3 is to show the level of basement under the ground in the BLK_n_LVL_-1_BSMNT_FOOT_PRINT layer only</p>	
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iii) Building Parameters

S.No.	Feature	Layer Name	Drawing Guidelines	Layer Code
1	Staircase	BLK_n_FLR_i_STAIR_k	Polyline showing stair	Colour code 1 to show height Colour code 2 to show width
2	Staircase Flight	BLK_n_FLR_i_STAIR_k_FLIGHT_m	Polyline showing flight	
3	Stair case landing	BLK_n_FLR_i_STAIR_k_LANDING_m	Polyline showing Landing	
4	Fire Stair case	BLK_n_FLR_i_FIRESTAIR_k	Polyline showing fire stair	
5	Fire Stair case Flight	BLK_n_FLR_i_FIRESTAIR_k_FLIGHT_m	Polyline showing flight of fire stair	
6	Fire Stair		Polyline showing	

	case landing	BLK_n_FLR_i_FIRESTAIR_k_LANDING _m	Landing of stair	
7	Spiral Stair Case	BLK_n_FLR_i_SPIRAL_FIRE_STAIR _k	Circle showing the spiral stair	Circle showing the spiral stair
8	Open Projection	BLK_n_FLR_i_OPEN_PROJECTIO N	Polyline showing Open Projection	Colour code 1 to show front Colour code 3 to show side1 Colour code 5 to show side2 Colour code 7 to show rear
9	Closed Projection	BLK_n_FLR_i_CLOSED_PROJECTI ON	Polyline showing Closed Projection	Colour code 2 to show front Colour code 4 to show side1 Colour code 6 to show side2 Colour code 8 to show rear
10	Covered Parking	BLK_n_FLR_i_COVERED_PARKING _____ BLK_n_FLR_i_STILT	Polyline showing covered parking in corresponding floor _____ Polyline showing stilt parking in corresponding floor	Colour code of Polyline to be added as per occupancy colour code
11	Open Parking	MECHANICAL_LIFT _____ DA_PARKING	Polyline showing mechanical lift parking in corresponding floor _____ Polyline showing da parking in corresponding floor	Colour code of Polyline to be added as per occupancy colour code

12	Regular room	BLK_n_FLR_i_REGULAR_ROOM_k	1. Polyline showing Regular Room. Here k means room number like 1, 2.etc... 2. Dimension with colour code 1 showing Height of Room 3. Dimension with colour code 2 showing Width of Room	Colour Code To Specify Type of Rooms 1 - Flat slab , 2 - sloping room, 3 - Puja Room 4, Store Room, 5 - Stair cabin 6- Guest Room 7 - Guest room with sloping Room 8- Shop
13	Kitchen	BLK_n_FLR_i_KITCHEN	Polyline to show area of kitchen	Colour code 1 to show height Colour code 2 to show width
14	Sanitation	BLK_n_FLR_i_BATH BLK_n_FLR_i_BATH_HT _____ BLK_n_FLR_i_WC_BATH BLK_n_FLR_i_WC_BATH_HT _____ BLK_n_FLR_i_WC BLK_n_FLR_i_WC_HT	Polyline to show Bathroom Dimension to show height of bathroom _____ Polyline to show Bathroom With Water Closets Dimension to show height of Bathroom With Water Closets _____ Polyline to show Water Closets Dimension to show height of Water Closets	Colour code 2 to show width
15	Provision of Lift	BLK_n_FLR_i_LIFT_k	Polyline showing lift in corresponding floor	Normal Lift - 1, Service lift - 2, All Dimension of Width are colour code 2
16	Ramp	BLK_n_FLR_m_RAMP_k	1) Polyline to show Ramp 2) MTEXT "FLR_HT_M=" to show slope of DA Ramp	

17	DA Ramp	BLK_n_DA_RAMP_k	1) Polyline to show DA Ramp 2) MTEXT "FLR_HT_M=" to show slope of DA Ramp	
18	Vehicle ramp	BLK_n_FLR_m_VEHICLE_RAMP_k _____ _____ BLK_n_FLR_i_VEHICLE_RAMP_k_FLIGHT_m _____ _____ BLK_n_FLR_i_VEHICLE_RAMP_k_WIDTH	Polyline to show Vehicle Ramp MTEXT FLR_HT_M= to show floor height of Vehicle Ramp present _____ _____ 1) Define ramp with multiple flights inside single ramp layer. 2) MTEXT "RAMP_HT_M=" to show the ramp height in same layer 3) Define a polyline to show length of vehicle ramp. Use colour code 1 to show straight ramp and colour code 2 for circular ramp _____ _____ _____ Width of vehicle ramp	
19	Roof Area	BLK_n_FLR_m_ROOF_AREA	Polyline to show roof area	
20	Floor Units	BLK_n_FLR_i_UNITFA	Polyline with colour code showing a unit area	Colour code of the Occupancy to be added
21	Soft roofing	BLK_n_SOFT_ROOF	Polyline with colour code showing soft roofing	Dimension with colour code 1 to show height
22	Residual Floor	BLK_n_RESIDUAL	Polyline with colour code showing Residual Floor	Dimension with colour code 1 to show height
23	Miscellaneous	BLK_n_FLR_i_MISCELLANEOUS	Polyline with colour code showing Miscellaneous	

A. Samples of Errors

S. No.	Occupancy	Errors	Summary
--------	-----------	--------	---------

	Type		
1.	Residential Bungalow	<p>BLK_1_LVL_0_BLDG_FOOT_PRINT layer, more than one polyline defined in the plan. Expected one polyline in this layer. 2. BLK_1_LVL_0_SIDE_SETBACK1 layer, more than one polyline defined in the plan. Expected one polyline in this layer. 3. Room height is not defined in layer BLK_1_FLR_1_REGULAR ROOM 4. Room height is not defined in layer BLK_1_FLR_3_REGULAR ROOM 5. Room height is not defined in layer BLK_1_FLR_4_REGULAR ROOM Room height is not defined in layer BLK_1_FLR_5_REGULAR ROOM 6. Rainwater Harvesting is Not defined in the plan. Required for all buildings having roof area of 185sqm or more</p>	<p>Error 1, 2 -The software is unable to detect any polygon, thus unable to calculate the area. Error 3, 4, 5 - The minimum height of the habitable room is not provided. Error 6 - According to the Sikkim Building Byelaws, Rain water harvesting must be provided for roof area more than 185 sq.m. In the following file, rain water harvesting is not provided.</p>
2.	Residential Apartment	<p>1. Rear Setback for Block 1 not defined in the plan. 2. Side Setback 1 for Block 1 not defined in the plan. 3. Side Setback 2 for Block 1 not defined in the plan.</p>	<p>Error 1, 2,3 – The minimum setback in the given BPP is either not provided or the polygon is not closed, thus software is unable to calculate the area.</p>
3.	Residential Homestay	<p>1. Block 1 roof area Not defined in the plan.</p>	<p>The roof area in the BPP is not defined properly. The software is unable to detect the area.</p>
4.	Commercial		
5.	Mixed Use (Residential + Commercial)	<p>2. Septic Tank not defined</p>	<p>The expected error is that the polygon made for the road reserve setback is not closed.</p>