

**GOVERNMENT OF MEGHALAYA
URBAN AFFAIRS DEPARTMENT**

Dated, Shillong, the 15th October, 2024.

NOTIFICATION

No.UAU.110/2020/Pt/11 – WHEREAS, Ease of Doing Business is a priority of the Government of Meghalaya, in consonance with the Business Reform Action Plan of the Department of Promotion of Industry and Internal Trade (DPIIT), Ministry of Commerce & Industry, Government of India;

WHEREAS, there is a need to simplify business regulations and ease of compliance to bring transparency in information dissemination and appropriate implementation.

The following instructions as per reform listed are hereby notified for streamlining the existing regulatory structures and create an investor friendly environment across Meghalaya:

I. Ensure building regulation /code/standard have provisions to dispute the decision of the local authority.

Now, therefore, it is notified that the **Meghalaya Building Bye Laws, 2021** have provisions to dispute the decision of the local authority if they do not follow the Acts/Regulation/Rules as provisioned by the Government of Meghalaya

II. Develop legally valid master plans/zonal plans/land use plans for all urban and Panchayat areas and make it available online in public domain.

Now therefore, it is to be notified legally valid master plans/zonal plans/land use plans for all urban and it available online in www.megurban.gov.in

Additionally, for the state of Meghalaya there are no Panchayat areas because it is governed under the Sixth Schedule of the Indian Constitution, which caters to its predominantly tribal population.

III. Publish information about fees, procedure and a comprehensive list of documents including pre-construction and post-construction No Objection Certificates (NOCs), registrations and other mandatory State/UT approvals

Now, therefore, it is notified that all information about fees, procedure and a comprehensive list of documents including pre-construction and post-construction No Objection Certificates (NOCs), registrations and other mandatory State/UT approvals is made available online in www.megurban.gov.in or **Invest Meghalaya Portal**.

IV. Ensure formal land use planning/zoning regulations incorporate the following:

- i. Requirements for trunk infrastructure availability (water, electricity, sanitation)**
- ii. Hazard maps that identify areas in which construction is not permitted due to natural hazards**
- iii. Hazard maps that identify minimum separation between residential and hazardous occupancies**
- iv. Maps that identify areas in which construction of buildings is not permitted in relation to natural resources**

Now, therefore, it is notified that to ensure formal land use planning/zoning regulations incorporate the following:

- i. Requirements for trunk infrastructure availability (water, electricity, sanitation)
- ii. Hazard maps that identify areas in which construction is not permitted due to natural hazards.
- iii. Hazard maps that identify minimum separation between residential and hazardous occupancies.
- iv. Maps that identify areas in which construction of buildings is not permitted in relation to natural resources.

This is for the safety and precautionary measures are aligned with the **Meghalaya Building Bye Laws, 2021** taken to ensure that investors and buyers are aware in advance regarding any probable restrictions or limitations that may exist. The above points are to be made available online in www.megurban.gov.in or **Invest Meghalaya Portal**.

V. Design and develop an online single window system for granting construction permits with following functionalities:

- i. **A common integrated application for all internal and external agencies required to provide NOCs/Approvals such as Fire Services, Water and Sewerage Department, Permission for Alteration and Addition/Revision/Revalidation of Building Plan/Permission for Demolition and Reconstruction of Building, Discoms, AAI, NMA, Forest, labour, Factory Directorate Environmental etc.**
- ii. **Provision for making an online application with integrated payment without the need for a physical touch point for document submission and verification.**
- iii. **The system should allow auto scrutiny of building plans from compliance perspective according to the uniform building codes/building by-law using Auto DCR (or similar) software**
- iv. **Ensure that the system issues digitally signed approved building plan**
- v. **Provision for e-intimation to authorities of plinth level completion**
- vi. **Provision for e-intimation of commencement of construction**
- vii. **Provision for online common completion request form cum Occupancy Certificate Application with online payment**
- viii. **Provision for online issuance of signed occupancy cum completion certificate to the applicant**

Now, therefore, it is notified that **OBPAS system (obps.meghalaya.gov.in)** will work as a common integrated application for all internal and external agencies required as per all reform requirements.

This will help in streamlining the process for numerous approvals/registrations/NOCs that are required at various stages in the construction process. It will bring out overall efficiency in the process and provide clarity to applicants by bringing all requirements and applications on one-to-one portal.

- VI. Mandate that a single, joint site inspection will be carried out by all concerned authorities such as Fire, Sewerage, Electricity, Labour (such as Factory license), Water Department and internal departments responsible for granting construction permits in urban areas and IDCs**

Now, therefore, it is notified that a single, joint site inspection will be carried out by all concerned authorities such as Fire, Sewerage, Electricity, Labour (such as Factory license), Water Department and internal departments responsible for granting construction permits in urban areas and IDCs through the **OBPAS system (obps.meghalaya.gov.in)**

- VII. Mandate that inspections (except in case of complaint-based inspections) shall be limited to the checklist published on the Department's website.**

Now, therefore, it is notified that inspections (except in case of complaint-based inspections) shall be limited to the checklist published on the www.megurban.gov.in

- VIII. Design and implement a computerized system for identifying building/area that needs to be inspected based on risk assessment:**

- i. Building plan approval.**
- ii. Permission for Alteration and Addition/Revision/Revalidation of Building Plan**
- iii. Permission for Demolition and Reconstruction of Building**
- iv. Plinth level inspection.**
- v. Completion/Occupancy certificate.**

Now, therefore, it is to be notified that a computerized system i.e. OBPAS System (obps.meghalaya.gov.in) is available for identifying building/area that needs to be inspected based on risk assessment:

- i. Building plan approval,**
- ii. Permission for Alteration and Addition/Revision/Revalidation of Building Plan**
- iii. Permission for Demolition and Reconstruction of Building**
- iv. Plinth level inspection.**
- v. Completion/Occupancy certificate.**

- IX. Mandate online submission of inspection report within 48 hours to the Department**

Through the **OBPAS system (obps.meghalaya.gov.in)** all inspection report are to be given within 48 hours.

- X. Ensure that information is available on website on all necessary components for availing a service such as comprehensive list of documents required, fee, procedure with stage wise details and time for completion of each procedure/ step, searchable based on risk category, size of firm, business location and Foreign/ Domestic investor.**

All information is available on the **Invest Meghalaya Portal** on all necessary components for availing a service such as comprehensive list of documents required,

fee, procedure with stage wise details and time for completion of each procedure/ step. For the service "Trade License". There is no categorization on the basis of risk, size of firm, business location and Foreign/ Domestic investor.

This notification will take effect from the date of its publication in the official Gazette.

Sd/-
(Dr. Vijay Kumar D., IAS)
**Commissioner & Secretary to the Government of Meghalaya
Urban Affairs Department**

Memo No.UAU.110/2020/Pt/11-A

Dated, Shillong, the 15th October, 2024.

Copy to:

1. The Commissioner & Secretary to the Governor of Meghalaya.
2. The P.S. to the Hon'ble Chief Minister, Govt. of Meghalaya for kind information of the Chief Minister.
3. The P.S. to the Deputy Chief Minister, Govt. of Meghalaya i/c Urban Affairs, etc./District Council Affairs, etc. Department for kind information of the Deputy Chief Minister.
4. The P.S. to all Ministers to the Govt. of Meghalaya for kind information of the Minister.
5. The P.S. to the Chief Secretary to the Govt. of Meghalaya for kind information of the Chief Secretary.
6. The P.S. to the Additional Chief Secretary to the Govt. of Meghalaya for kind information of the Additional Chief Secretary.
7. The P.S. to the Principal Secretary/ Commissioner & Secretary/ Secretary to the Govt. of Meghalaya, _____ Department for kind information of the Principal Secretary/ Commissioner & Secretary/ Secretary.
8. The P.A. to the Commissioner & Secretary to the Govt. of Meghalaya, Urban Affairs Department for kind information of the Commissioner & Secretary.
9. The P.A. to the Secretary to the Govt. of Meghalaya, Urban Affairs Department for kind information of the Secretary.
10. All Deputy Commissioners for information.
11. The Director, Urban Affairs, Meghalaya, Shillong with reference to letter No. DUA(U)R/13/2019/306 Dated 10.10.2024.
12. All Administrative Departments.
13. The Secretary, Meghalaya Urban Development Authority, Shillong for information.
14. All Municipal Boards/ Shillong Cantonment Board.
15. The Deputy Secretary, Department for Promotion of Industry and Internal Trade, Room No. 204, Vanijya Bhawan, New Delhi – 11011, Ministry of Commerce & Industry, Government of India.
16. The Under Secretary, Ministry of Housing & Urban Affairs, Government of India, Nirman Bhawan, New Delhi – 11011.
17. The Director, Printing & Stationery, Meghalaya, Shillong for information and necessary action.
18. The SIO, National Informatics Centre, Meghalaya, Shillong for information and necessary action.

By order etc.,



Joint Secretary to the Government of Meghalaya
Urban Affairs Department