OBPAS (Online Building Plan Approval System)

Online Building Plan Approval System of Uttar Pradesh State Industrial Development Authority (UPSIDA) developed by Medhaj Techno Concept Private Limited on behalf of U.P. Electronics Corporation Limited

User Manual

(For Allottee)

Version – 1.0

Designed and Drafted by –

Medhaj Techno Concept Pvt. Ltd.

Table of Content

Introduction

OBPAS (Online Building Plan Approval System) is a new revolutionary tool developed by Medhaj Techno Concept Private Limited on behalf of U.P. Electronics Corporation Limited to speed up the process of building plan compliance check-in accordance with building by-laws of respective councils. Its high speed and accuracy are a boon to all stakeholders. It is capable of analyzing the building plans within minutes and generates a set of reports, which are comprehensive and easily understandable to all.

In the software, architect is considered to be a person who plans, designs and oversees the construction of the building. The professional requirement for Architect varies from place to place. In Indian ecosystem, only those architects, qualified with an appropriate license, certification or registration like Council of Architecture (COA) may legally practice architecture. The architect once hired by a client is responsible for creating a design concept that both meets the requirements of the client and provides the facility suitable as per the requirement. The architect must meet all the requirements of the planned project, ascertaining the viability of the same with the client (AUTHORITY)

Authority refers to "Development Authorities", meaning a person or body appointed as, contemplated by and in accordance with the municipal corporation for the development of the land in the city.

The development authority is responsible for infrastructure development, commercial projects, residential schemes and amenities, rehabilitation of slums, preparation and implementation of master plans, eco-friendly schemes and transportation systems.

Development, in terms of land, property or real estate process of coordinating various activities to transform ideas and plans into reality. As a business process, it involves the financing, construction, renovation, or refurbishment of buildings and land in order to make profit and continue the development of area under its jurisdiction. So, the major role in the development comes for the architects as stated above.
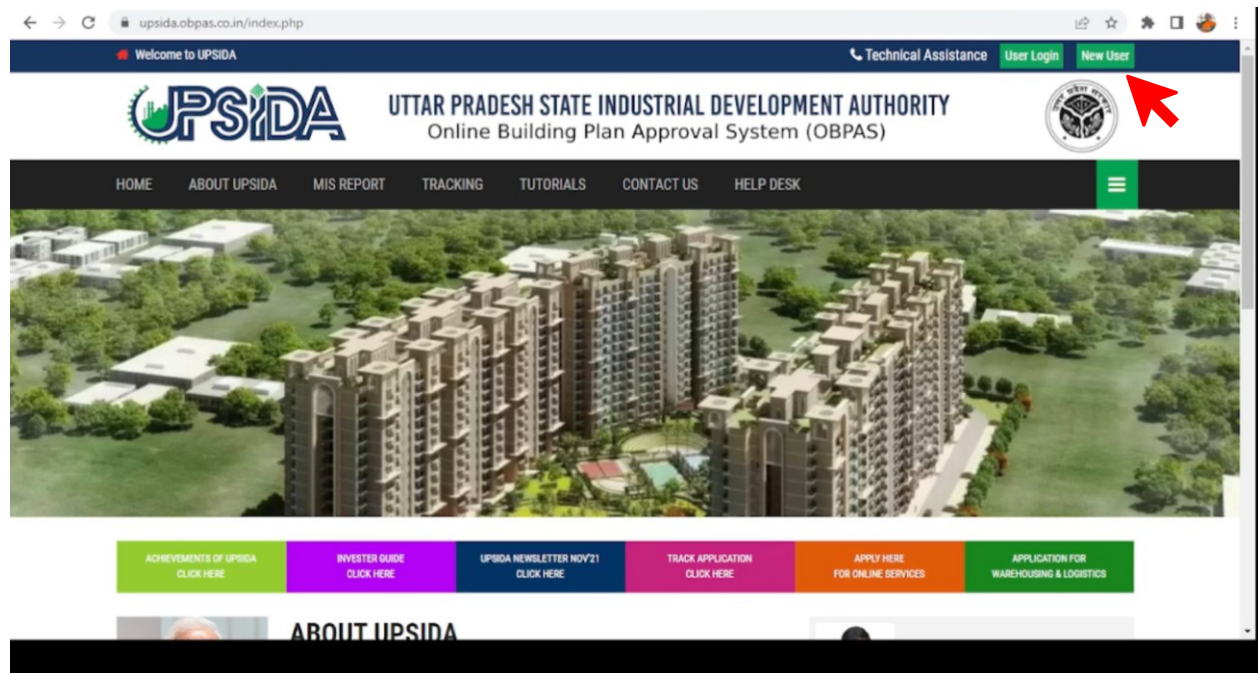
The development process for any building can be summarised in two phases, namely: Pre-Construction

(Sanction) and Post-Construction (Completion).

URL to access OBPAS platform

URL - https://upsida.obpas.co.in/index.php

How to Register

For New Users – New users will have to click on the "New Users" button to register themselves as one of the following :
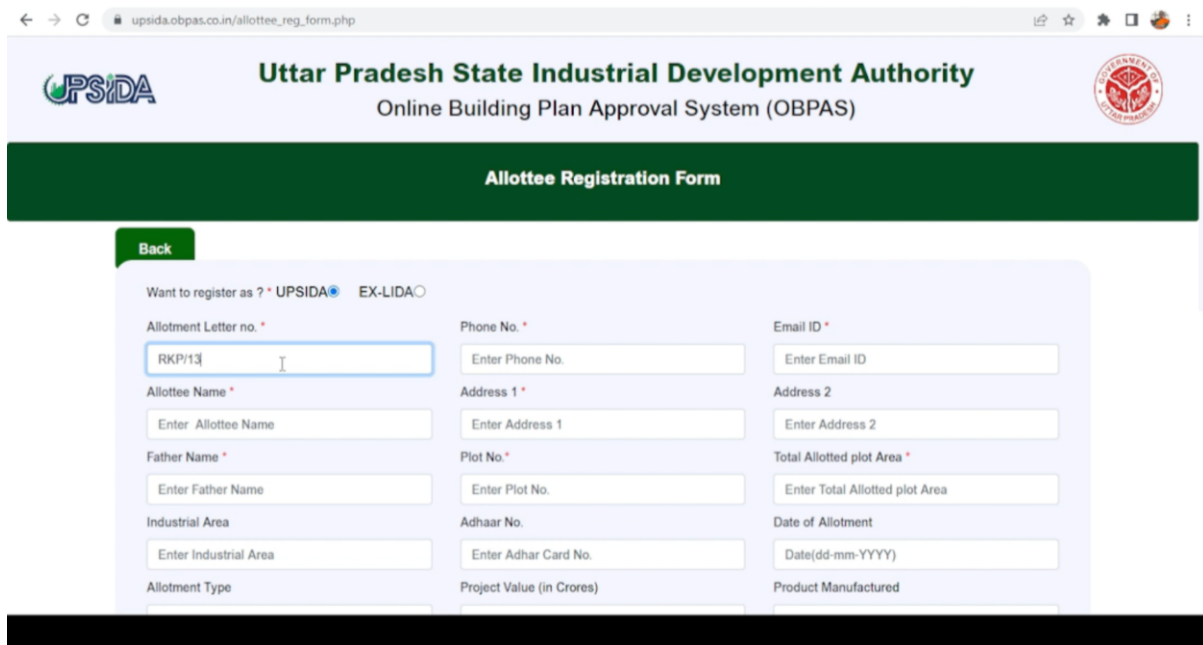
- Allottee
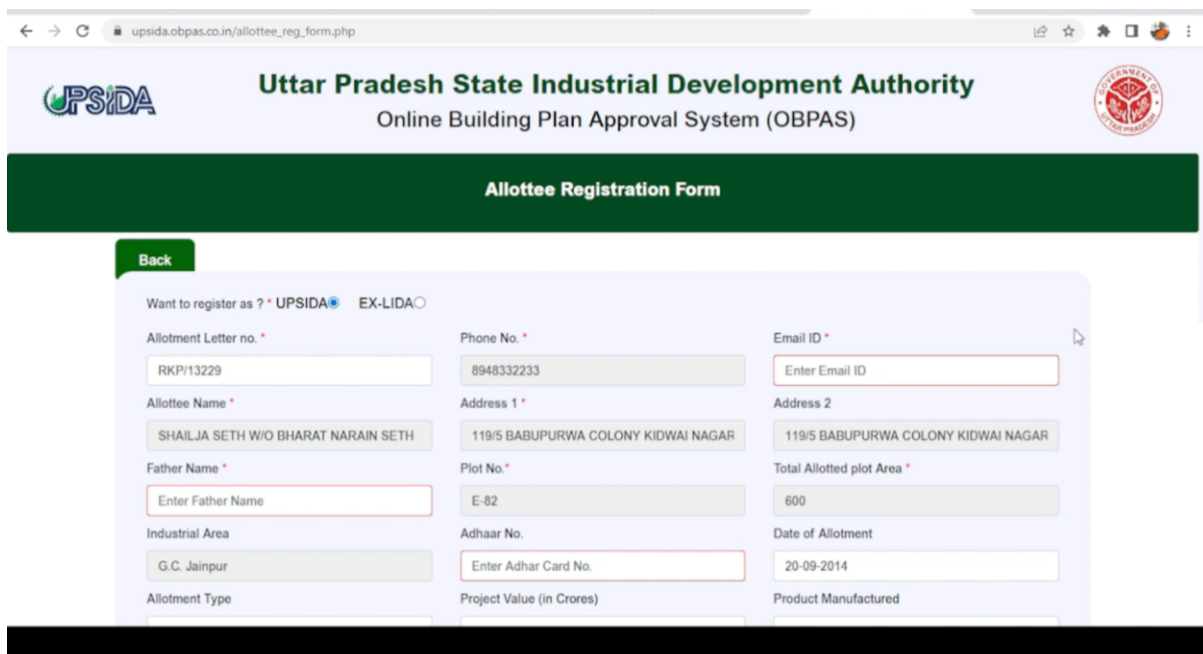- Architect
- Engineer
- Supervisor

Allottee Registration :

Once the allotee click on requisite icon, the registration form window shall open, wherein the allottee has to select the radio button for UPSIDA/LIDA, then has to enter the allotment letter no., which is a mandatory field.

Once the allotment letter no.is entered the basic details, if available in the database shall be auto-filled, the details not available in the databse shall be highlighted, so that the same can be entered by the applicant.

Once, all mandatory fields are filled, click on Sign Up Now

Once Sign Up Now is clicked, the user shall be re-directed to the home page for login
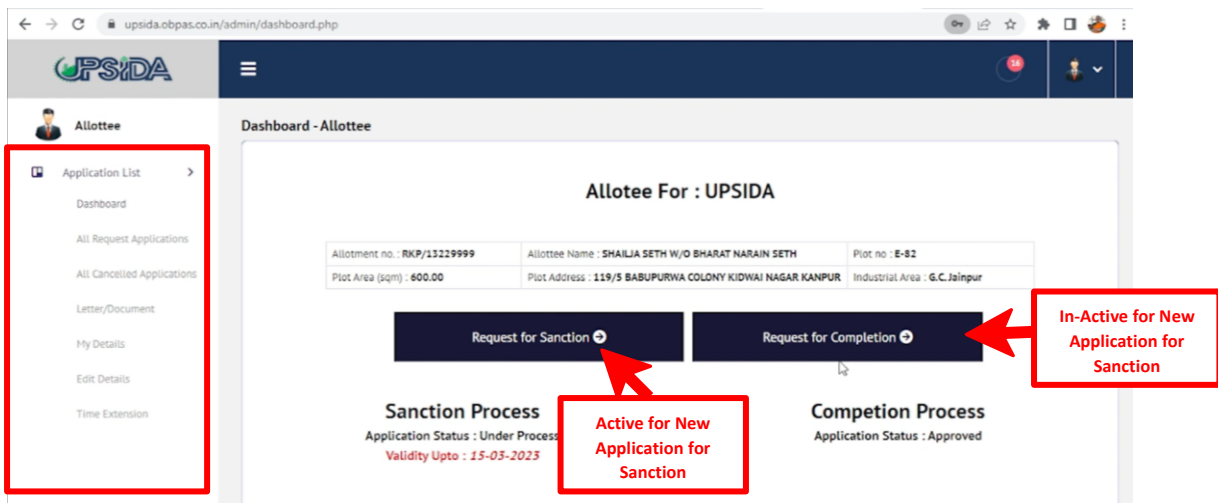
Enter the Username and Password:
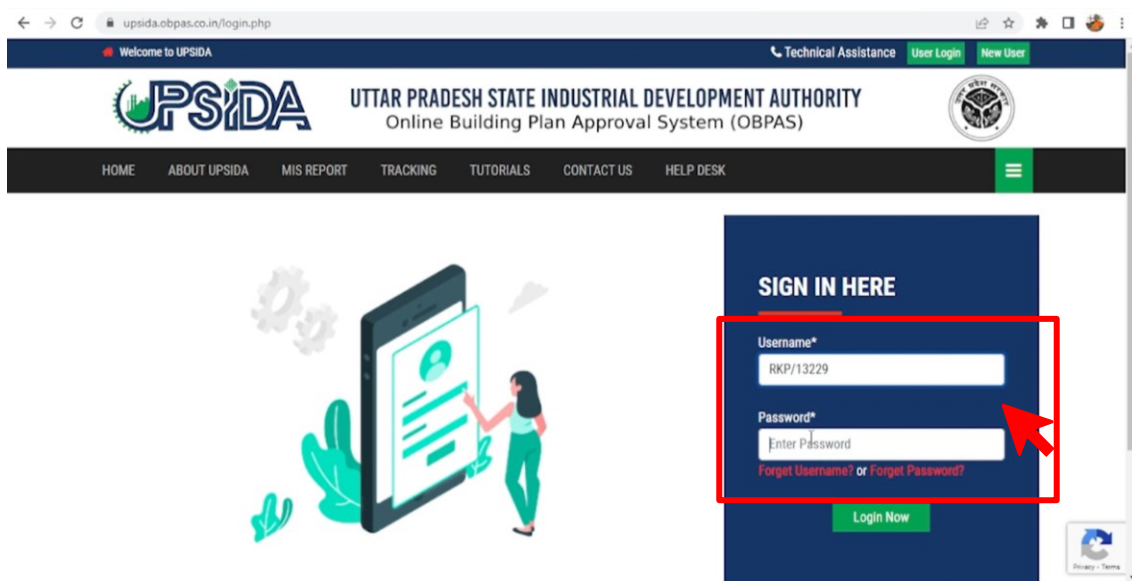
Once User Credentials are entered and OTP will be received on the registered mobile number and email id, which shall be mandatory to be entered each time the user logs-in.
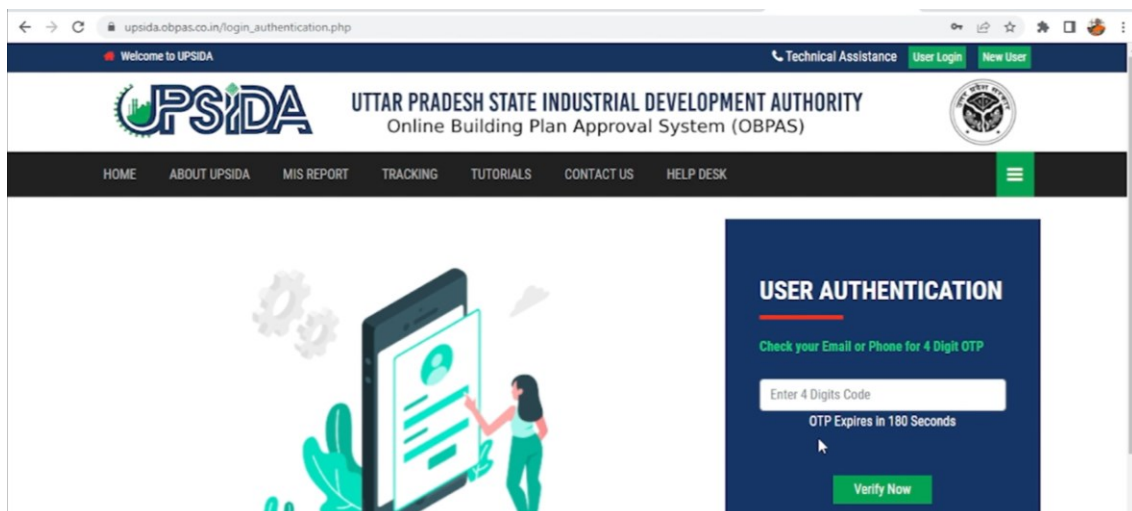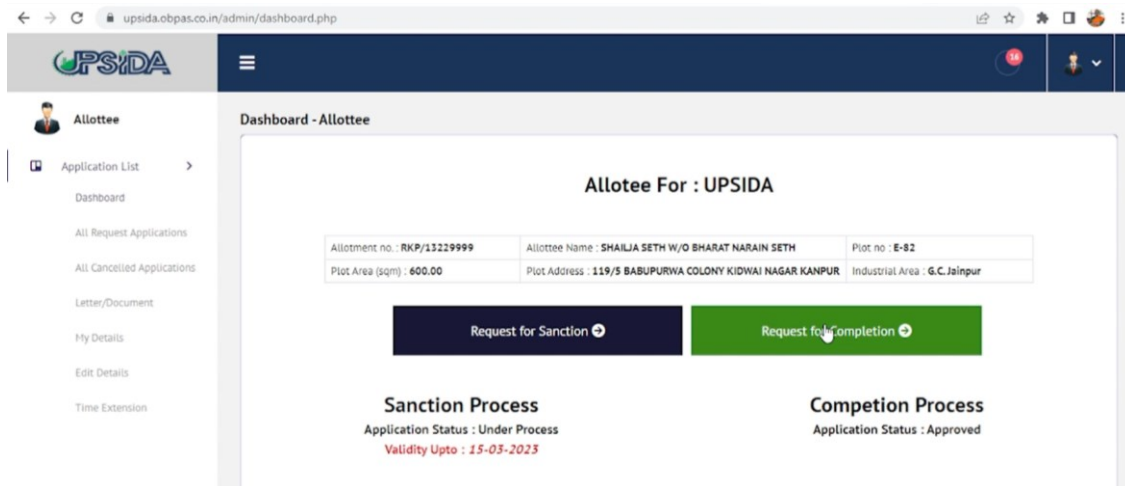

Once the OTP is entered the user will be redirected to the Dashboard-Allottee

For allottee applying for Sanction Process, 'Request for Sanction' button will be active.

Kindly Note – The Allottee can select 'Request for Completion' only if Sanction is Approved from the concerned authority. The application status shall be displayed under sanction process.
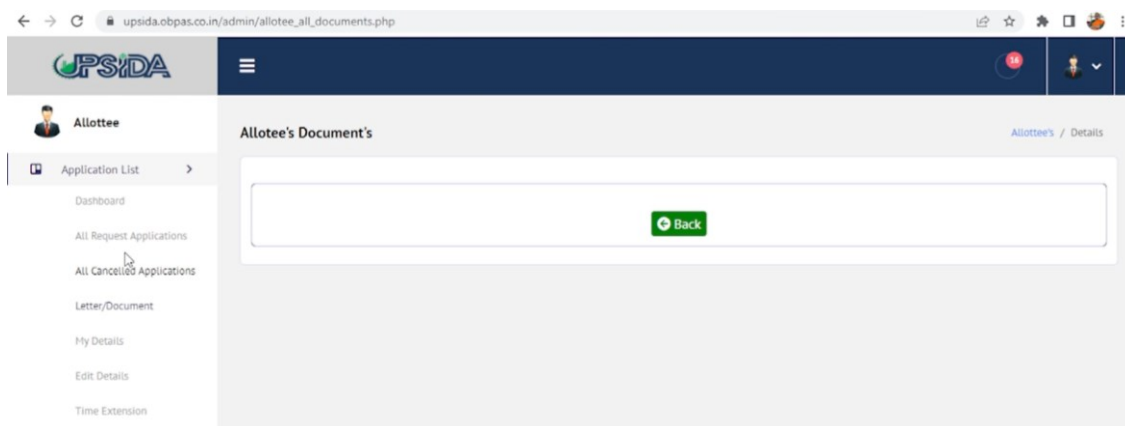

The panel on the left-hand side will help the allottee to navigate through the status of applications submitted, approved, rejected etc.

Authorization of Architect

OBPAS Application, allows the allottee to select the Architect from the list of architects registered with COA. Once the architect is selected, the details of the same shall be reflected below the form, so that the user can cross-check before submitting the request.
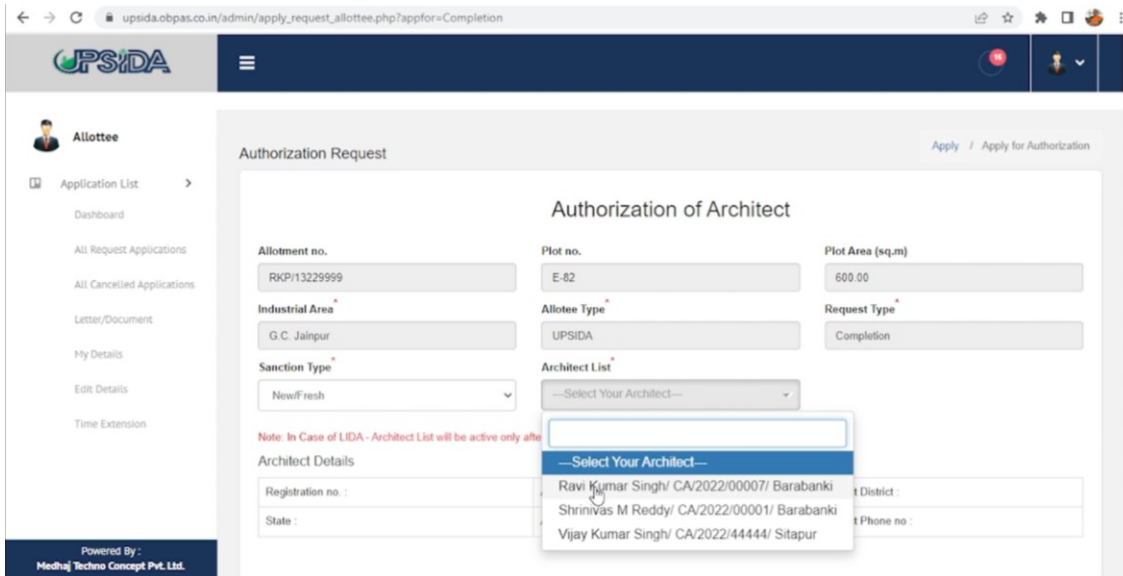
After the details are filled, the user can select on Submit Request. The notification of the same shall be sent to respective architect, who has the right to either accept of reject the request. The notification of all accept/reject shall be received by the allottee on the registered mobile number and email id.
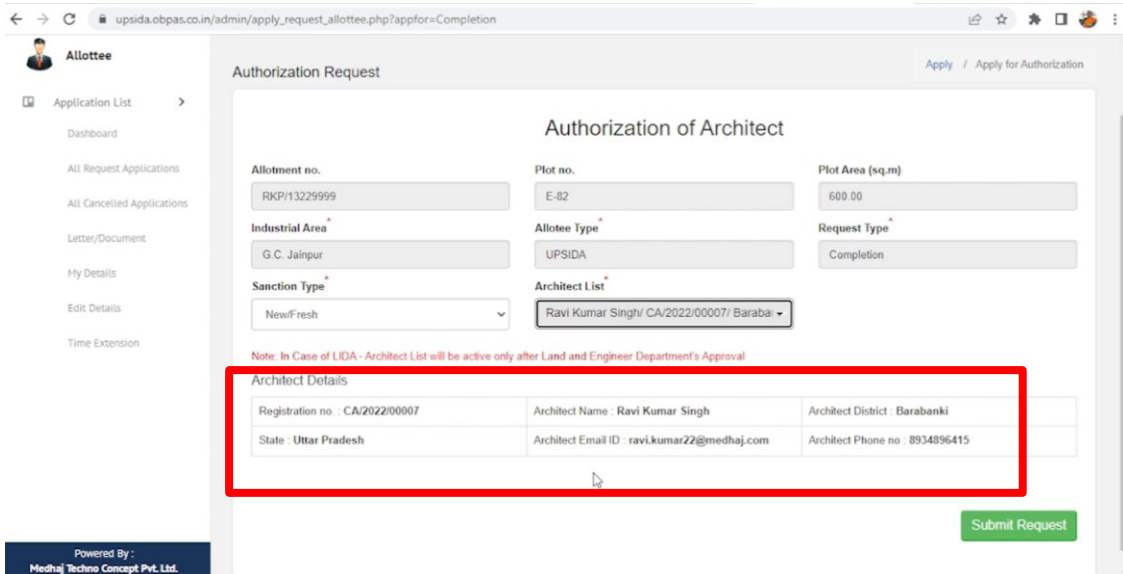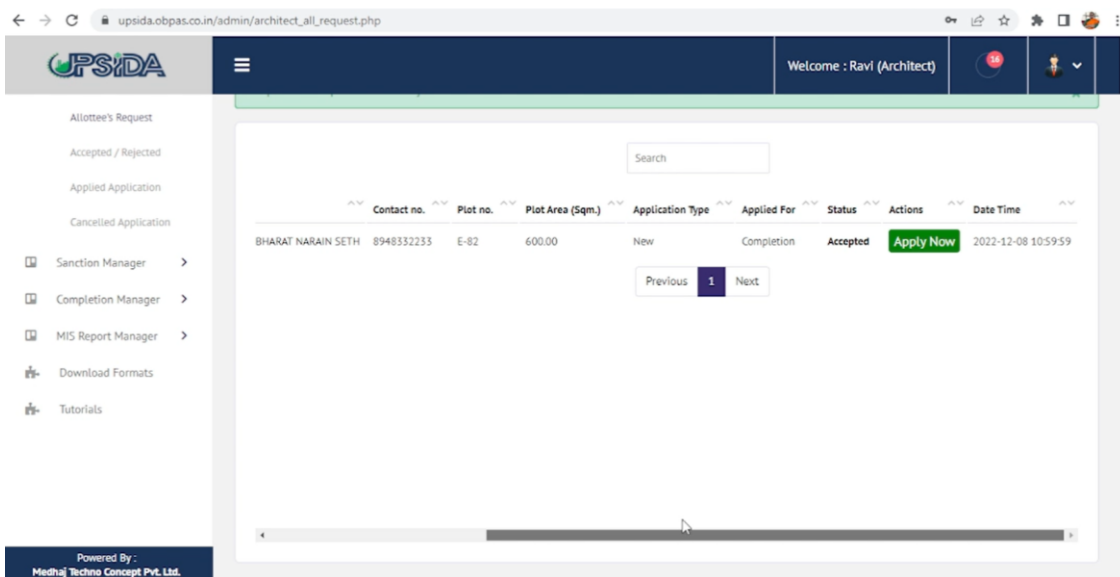

Even if the allottee has selected wrong Architect, they have a provision of cancelling their request
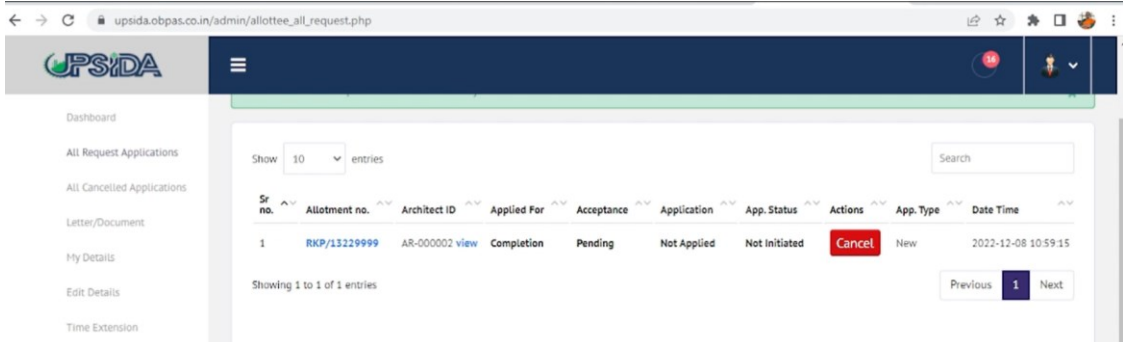
The request sent to respective Architect shall be displayed on Architect's Dashboard as follows:
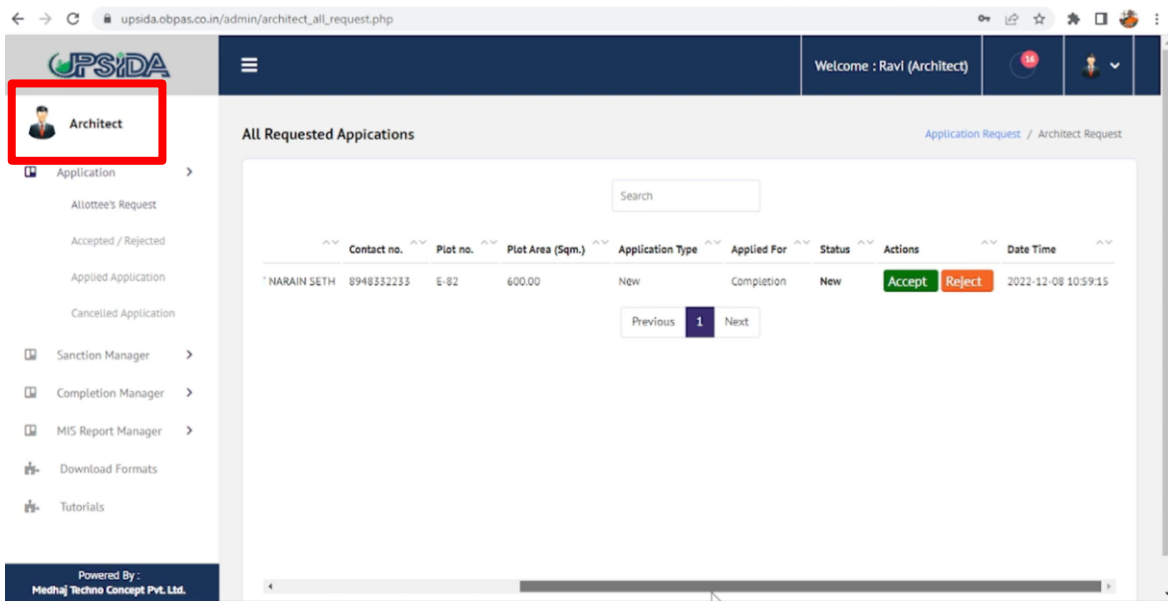
Upon acceptance of allottees request, the architect can proceed to Apply for Sanction Process:

Sanction Process:

Once the Architect clicks on Apply Now, the application form shall open, details to be filled under following heads:

- Applicant Personal details
- Site Details
- Upload Documents
- Building Specification
- Fees

Applicant Personal details

Upload Documents:

The main head of documents to be uploaded are as follows:

- Ownership Documents
- Appendix Document
- Drawing Document
- No Object Certificate Documents

Building Specification:

Fees:

Application Initiation successful:

The user can check the form submitted:

← Back   Print 🖶

Submitted Application Details

Application no. :2022/12/07/C/2661

Date Time :2022-12-07 21:02:50

AIN Number :	2022/12/07/C/2661	Applied For :		Completion	Date/Time :	2022-12-07 21:02:50

Allotment Number :	RKP/13229	Unit Name :	Barabanki	Owner Name :	SHAILJA SETH W/O BHARAT NARAIN SETH
Father Name :	M Singh	Owner Mobile Number :	8960087514	Owner Email ID :	shailaseth1151@gmail.com
Owner Address :	119/5 BABUPURWA COLONY KIDWAI NAGAR KANPUR	Owner PAN Number :	ACZPG3926E	Owner GST Number :	123456789566565

Site Details

Type Of Application :	New				
Plot No. :	E-82	Block No. :	Block 1	Sector No :	Sector 1
District :	Barabanki	Industrial Area :	Agro park phase1	Regional Office :	Lucknow
ULB Name :	ULB 1	Road Width :	100	Complete Prop. Site's Address :	Barabanki East
Land Use/ Property Type :	Residential	Use Zone :	R1-Residential	Premises Use :	R1-Residential Plots
Premises Use Category :	R1	Type Of Building :	Row House	Plot area as per Physical Measurement :	112.50
Type of Sanction :	New	Date of Transfer Deed :	2022-12-24	Date of Lease Deed :	2022-12-24