

# **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

1. Introduction to Online Building Plan Approval System (OBPAS)
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3. How to register
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## 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.

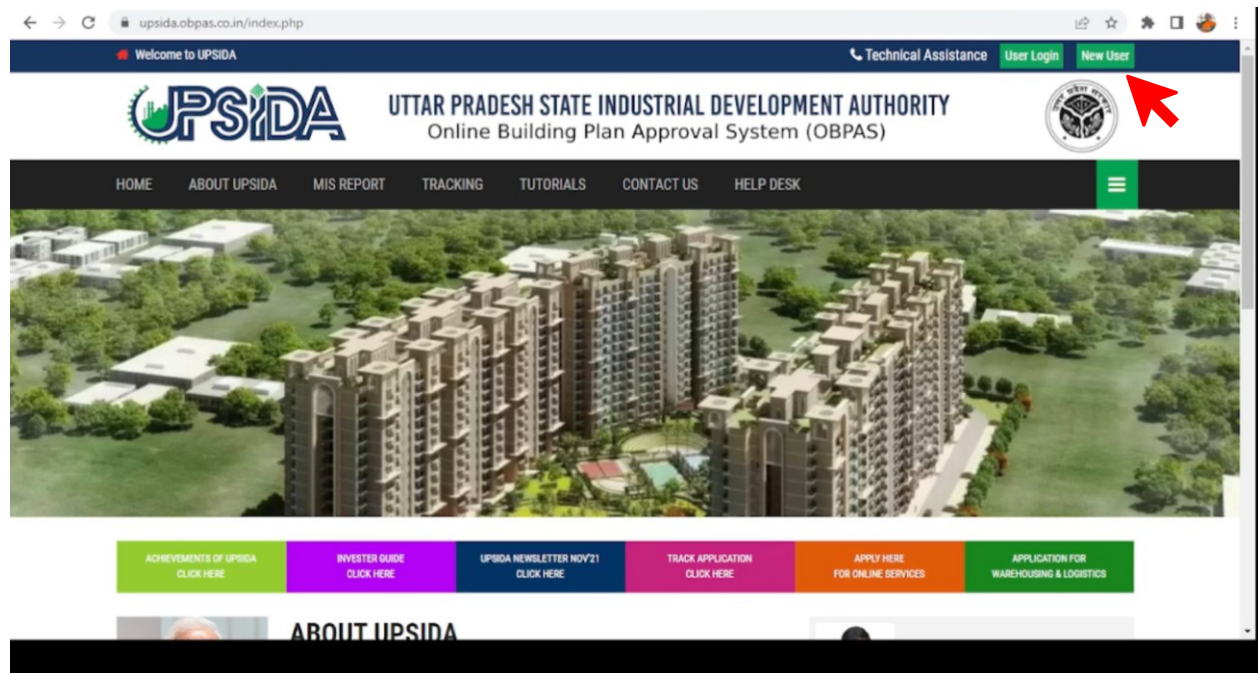
The development process for any building can be summarised in two phases, namely: Pre-Construction

(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 :

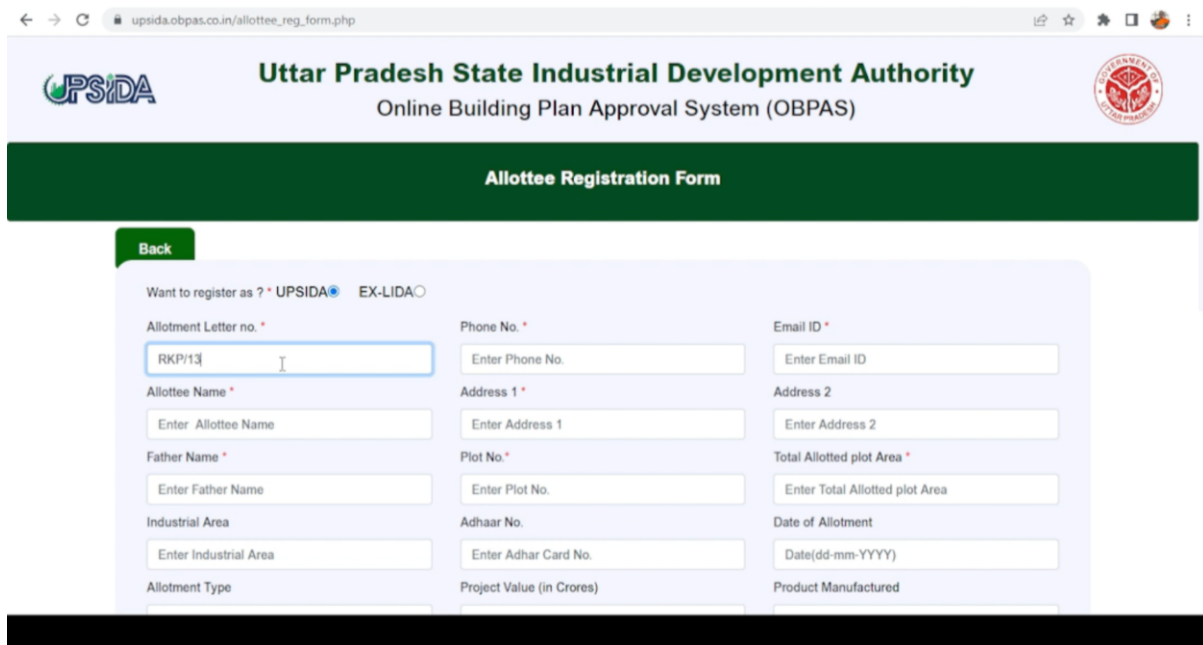
- Allottee
- Architect
- Engineer
- Supervisor



## Allottee Registration :

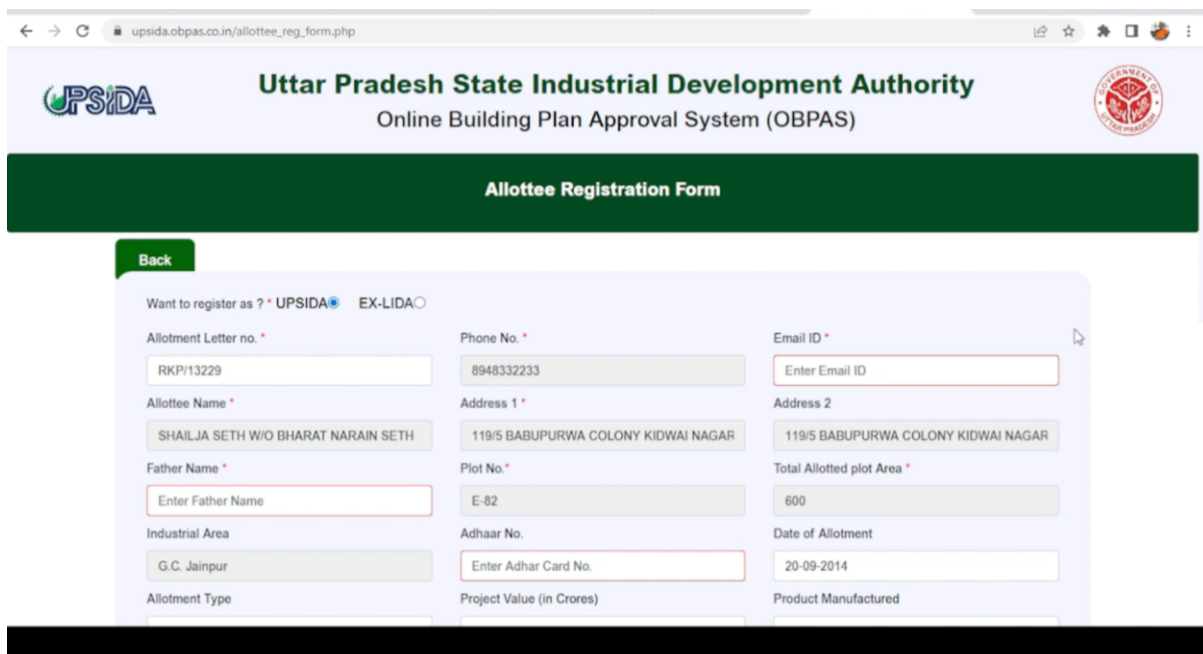
Once the allottee click on requisite icon, the registration form window shall open, wherein the allottee has to select the radio button for UPSIDA/LIDA, then has to enter the allotment letter no., which is a mandatory field.

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.



The screenshot shows the 'Allottee Registration Form' on the website of the Uttar Pradesh State Industrial Development Authority (UPSIDA). The form is titled 'Allottee Registration Form' and includes a 'Back' button. The form contains several input fields for registration details. The 'Allotment Letter no.' field is filled with 'RKP/13'. The 'Phone No.' field is empty. The 'Email ID' field is empty. The 'Allottee Name' field is empty. The 'Address 1' field is empty. The 'Address 2' field is empty. The 'Father Name' field is empty. The 'Plot No.' field is empty. The 'Total Allotted plot Area' field is empty. The 'Industrial Area' field is empty. The 'Adhaar No.' field is empty. The 'Date of Allotment' field is empty. The 'Allotment Type' field is empty. The 'Project Value (in Crores)' field is empty. The 'Product Manufactured' field is empty.

Want to register as ? * UPSIDA <input checked="" type="radio"/> EX-LIDA <input type="radio"/>		
Allotment Letter no. *	Phone No. *	Email ID *
<input type="text" value="RKP/13"/>	<input type="text" value="Enter Phone No."/>	<input type="text" value="Enter Email ID"/>
Allottee Name *	Address 1 *	Address 2
<input type="text" value="Enter Allottee Name"/>	<input type="text" value="Enter Address 1"/>	<input type="text" value="Enter Address 2"/>
Father Name *	Plot No. *	Total Allotted plot Area *
<input type="text" value="Enter Father Name"/>	<input type="text" value="Enter Plot No."/>	<input type="text" value="Enter Total Allotted plot Area"/>
Industrial Area	Adhaar No.	Date of Allotment
<input type="text" value="Enter Industrial Area"/>	<input type="text" value="Enter Adhar Card No."/>	<input type="text" value="Date(dd-mm-YYYY)"/>
Allotment Type	Project Value (in Crores)	Product Manufactured
<input type="text"/>	<input type="text"/>	<input type="text"/>



The screenshot shows the 'Allottee Registration Form' on the website of the Uttar Pradesh State Industrial Development Authority (UPSIDA). The form is titled 'Allottee Registration Form' and includes a 'Back' button. The form contains several input fields for registration details. The 'Allotment Letter no.' field is filled with 'RKP/13229'. The 'Phone No.' field is filled with '8948332233'. The 'Email ID' field is empty. The 'Allottee Name' field is filled with 'SHAILJA SETH W/O BHARAT NARAIN SETH'. The 'Address 1' field is filled with '119/5 BABUPURWA COLONY KIDWAI NAGAR'. The 'Address 2' field is filled with '119/5 BABUPURWA COLONY KIDWAI NAGAR'. The 'Father Name' field is empty. The 'Plot No.' field is filled with 'E-82'. The 'Total Allotted plot Area' field is filled with '600'. The 'Industrial Area' field is filled with 'G.C. Jainpur'. The 'Adhaar No.' field is empty. The 'Date of Allotment' field is filled with '20-09-2014'. The 'Allotment Type' field is empty. The 'Project Value (in Crores)' field is empty. The 'Product Manufactured' field is empty.

Want to register as ? * UPSIDA <input checked="" type="radio"/> EX-LIDA <input type="radio"/>		
Allotment Letter no. *	Phone No. *	Email ID *
<input type="text" value="RKP/13229"/>	<input type="text" value="8948332233"/>	<input type="text" value="Enter Email ID"/>
Allottee Name *	Address 1 *	Address 2
<input type="text" value="SHAILJA SETH W/O BHARAT NARAIN SETH"/>	<input type="text" value="119/5 BABUPURWA COLONY KIDWAI NAGAR"/>	<input type="text" value="119/5 BABUPURWA COLONY KIDWAI NAGAR"/>
Father Name *	Plot No. *	Total Allotted plot Area *
<input type="text" value="Enter Father Name"/>	<input type="text" value="E-82"/>	<input type="text" value="600"/>
Industrial Area	Adhaar No.	Date of Allotment
<input type="text" value="G.C. Jainpur"/>	<input type="text" value="Enter Adhar Card No."/>	<input type="text" value="20-09-2014"/>
Allotment Type	Project Value (in Crores)	Product Manufactured
<input type="text"/>	<input type="text"/>	<input type="text"/>

upsida.obpas.co.in/allottee\_reg\_form.php

G.C. Jainpur 1234-5678-9555 01-01-2022

Allotment Type: Fresh Allotment Project Value (in Crores): 120 Product Manufactured: PVC PIPES

Date of Lease deed: 01-01-2022 Authorised Signatory Name: SHAILJA SETH W/O BHARAT NARAIN SETH Authorised Signatory Address: 119/5 BABUPURWA COLONY KIDWAI NAGAR

Authorised Signatory Phone: 8960087514 Authorised Signatory Email ID: shailaseth1151@gmail.com Company Name: SHAILJA SETH W/O BHARAT NARAIN SETH

Firm Constitution: 1 Pan Card No.: ACZPG3926E CIN No.: CIN22132232223

GST No.: GSTNO123466789

I hereby registering myself as an Allottee and all the details are true genuine. If any discrepancy/discrimination/variation/ is found in details and documnets, We shall be liable to authority for taking any action agians us.\*

[Signup Now](#)

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

upsida.obpas.co.in/allottee\_reg\_form.php

Industrial Area: G.C. Jainpur Adhaar No.: 1234-5678-9555 Date of Allotment: 01-01-2022

Allotment Type: Fresh Allotment Project Value (in Crores): 120 Product Manufactured: PVC PIPES

Date of Lease deed: 01-01-2022 Authorised Signatory Name: SHAILJA SETH W/O BHARAT NARAIN SETH Authorised Signatory Address: 119/5 BABUPURWA COLONY KIDWAI NAGAR

Authorised Signatory Phone: 8960087514 Authorised Signatory Email ID: shailaseth1151@gmail.com Company Name: SHAILJA SETH W/O BHARAT NARAIN SETH

Firm Constitution: 1 Pan Card No.: ACZPG3926E CIN No.: CIN22132232223

GST No.: GSTNO123466789

I hereby registering myself as an Allottee and all the details are true genuine. If any discrepancy/discrimination/variation/ is found in details and documnets, We shall be liable to authority for taking any action agians us.\*

[Signup Now](#)

Once Sign Up Now is clicked, the user shall be re-directed to the home page for login

upsida.obpas.co.in/index.php

Welcome to UPSIDA [Technical Assistance](#) [User Login](#) [New User](#)

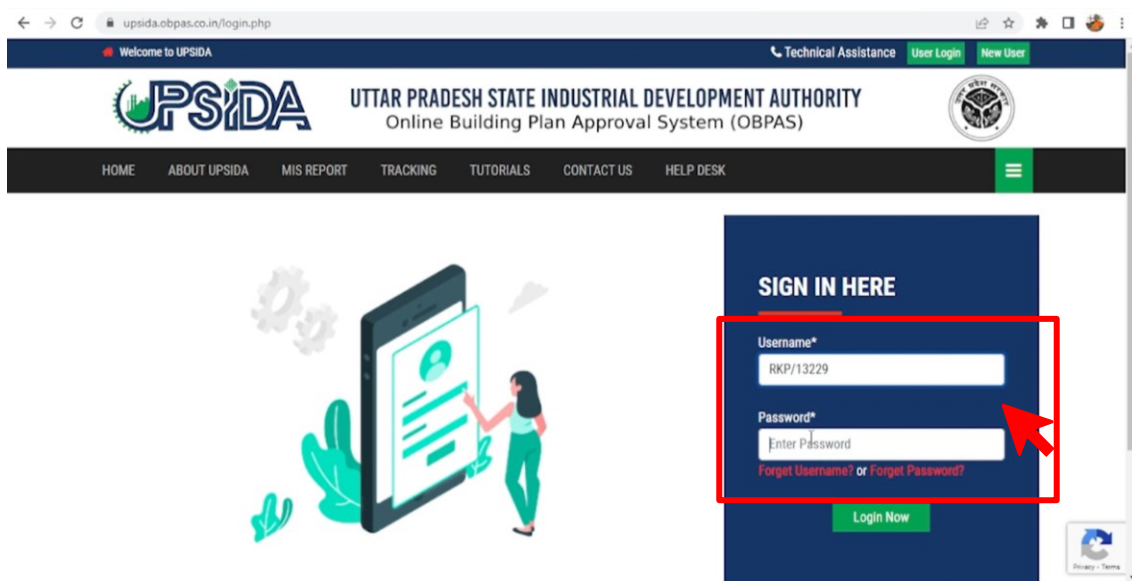
**UPSIDA** UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY  
Online Building Plan Approval System (OBPAS)

HOME ABOUT UPSIDA MIS REPORT TRACKING TUTORIALS CONTACT US HELP DESK

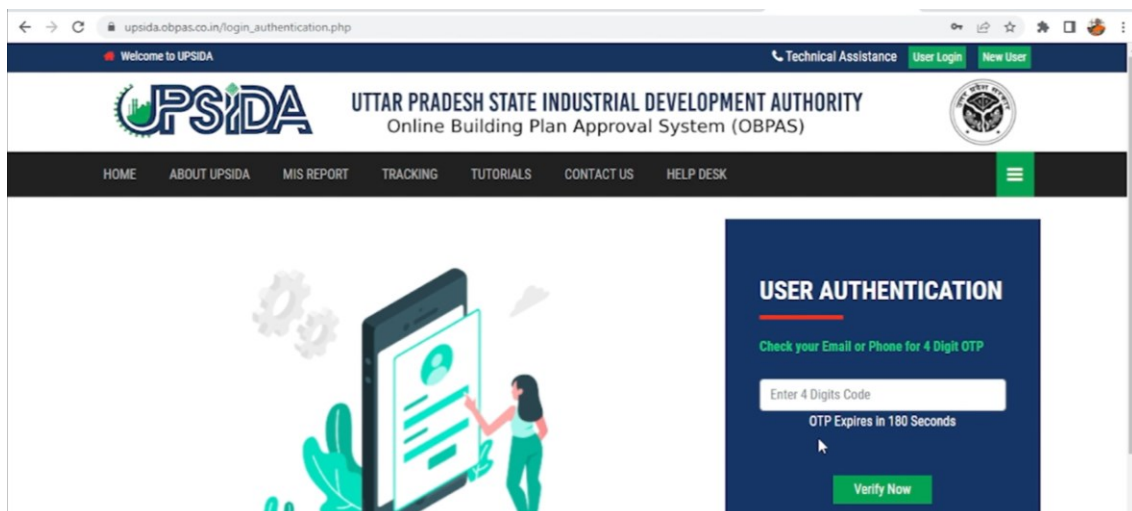
ACHIEVEMENTS OF UPSIDA [CLICK HERE](#) INVESTER GUIDE [CLICK HERE](#) UPSIDA NEWSLETTER NOV'21 [CLICK HERE](#) TRACK APPLICATION [CLICK HERE](#) APPLY HERE FOR ONLINE SERVICES APPLICATION FOR WAREHOUSING & LOGISTICS

ABOUT UPSIDA

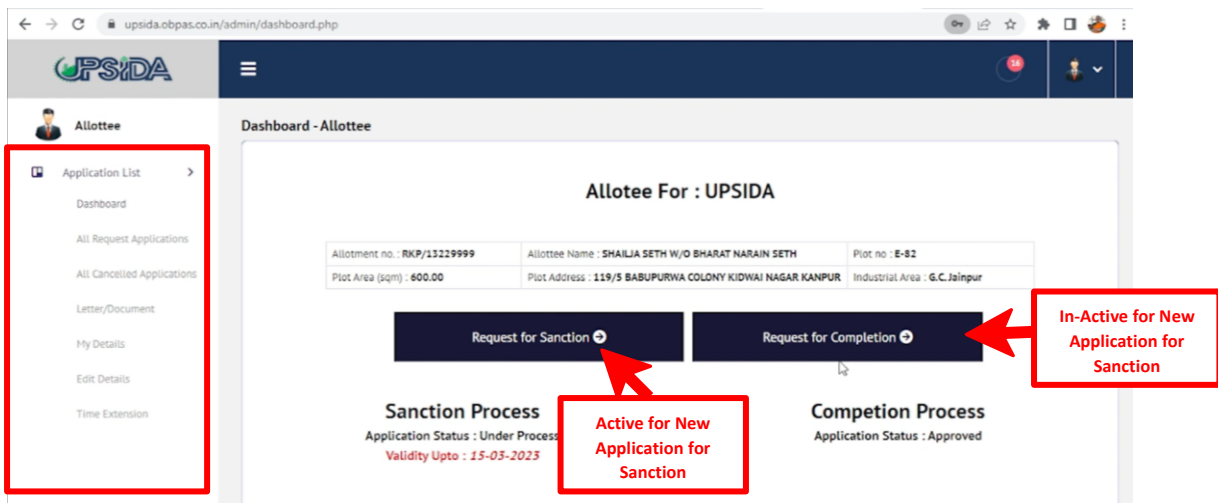
Enter the Username and Password:



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.

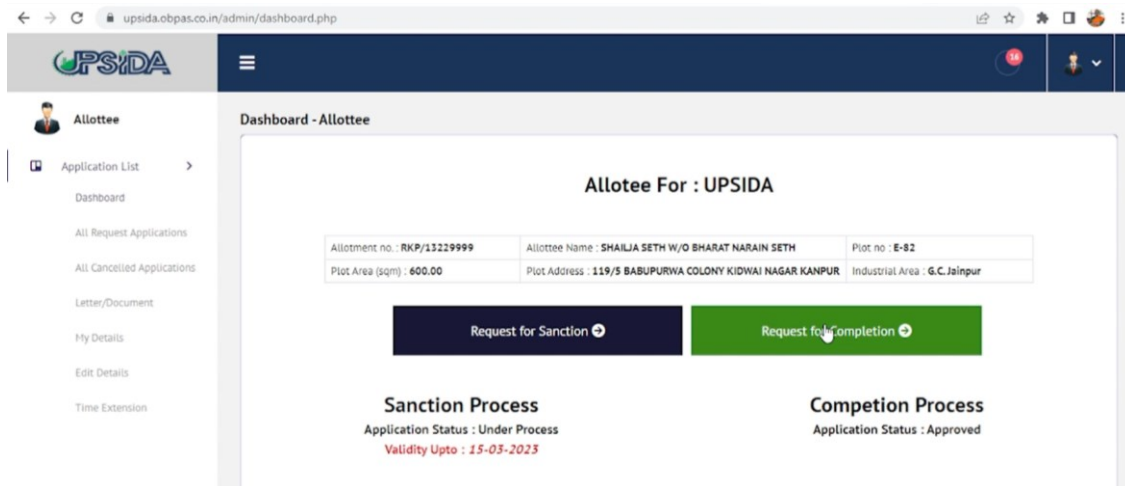


Once the OTP is entered the user will be redirected to the Dashboard-Allottee



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.

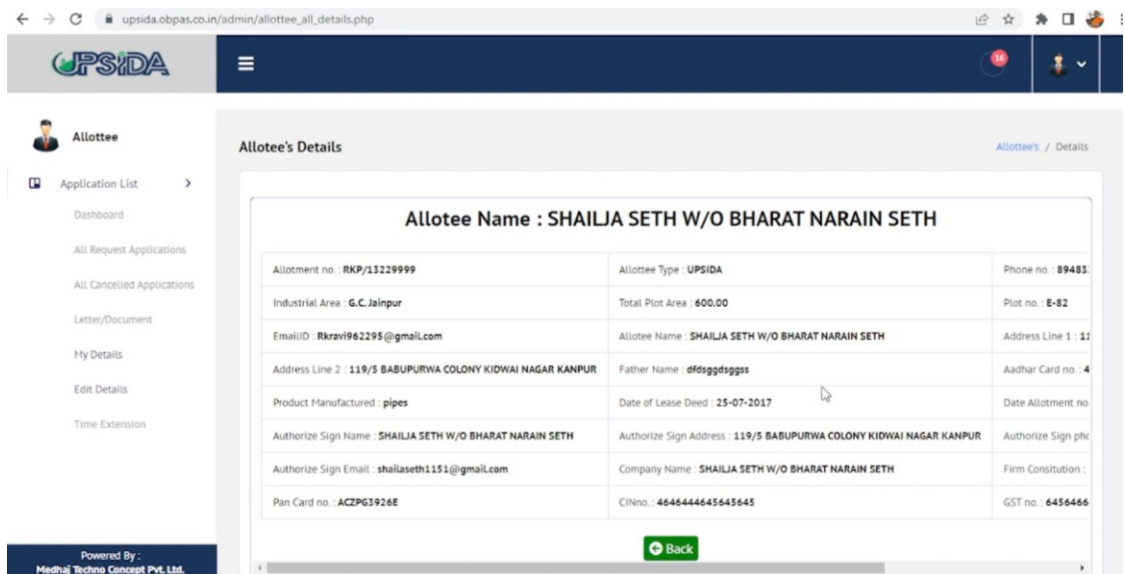


The screenshot shows the 'Dashboard - Allottee' page. At the top, it says 'Allottee For : UPSIDA'. Below this, there is a table with the following information:

Allotment no. : RKP/13229999	Allottee Name : SHAILJA SETH W/O BHARAT NARAIN SETH	Plot no : E-82
Plot Area (sqm) : 600.00	Plot Address : 119/5 BABUPURWA COLONY KIDWAI NAGAR KANPUR	Industrial Area : G.C.Jainpur

Below the table are two buttons: 'Request for Sanction' (dark blue) and 'Request for Completion' (green). Under the 'Request for Sanction' button, it says 'Sanction Process' and 'Application Status : Under Process' with a validity up to '15-03-2023'. Under the 'Request for Completion' button, it says 'Competition Process' and 'Application Status : Approved'.

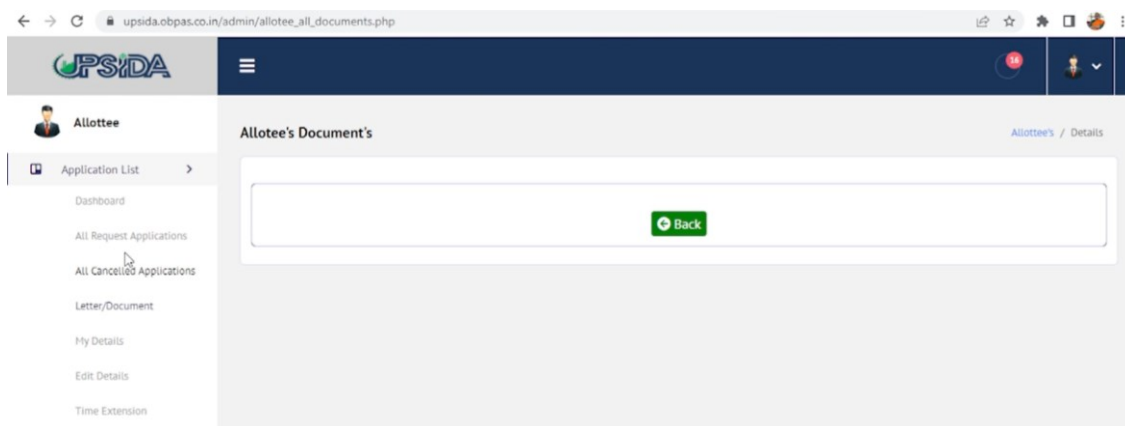
The panel on the left-hand side will help the allottee to navigate through the status of applications submitted, approved, rejected etc.



The screenshot shows the 'Allottee's Details' page. The title is 'Allottee Name : SHAILJA SETH W/O BHARAT NARAIN SETH'. Below this is a table with the following information:

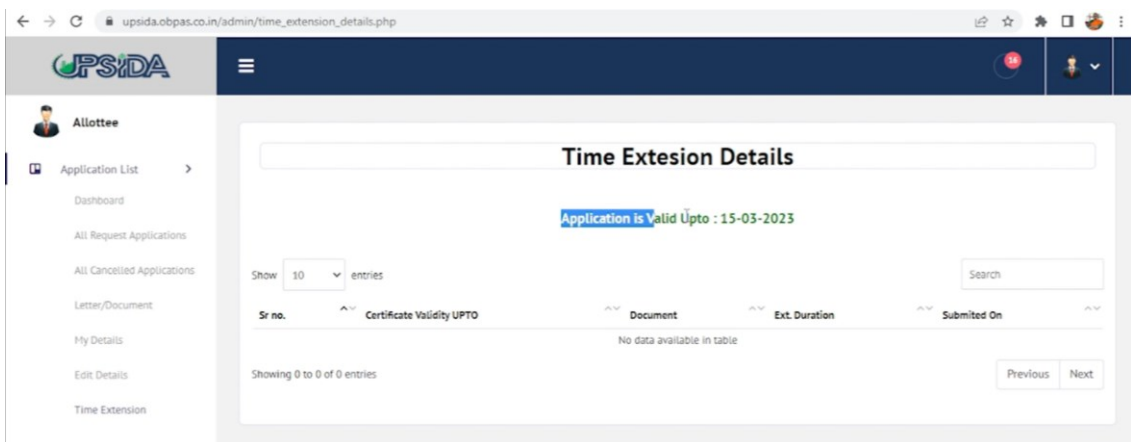
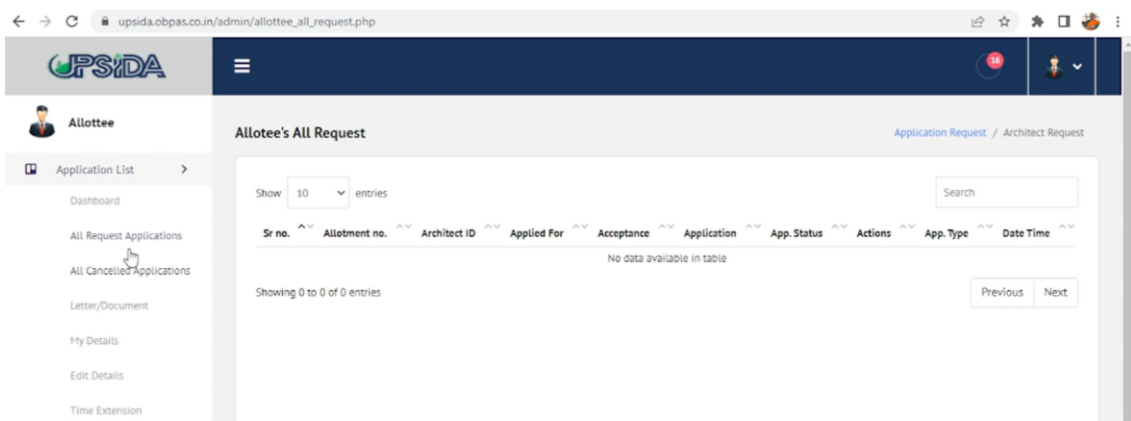
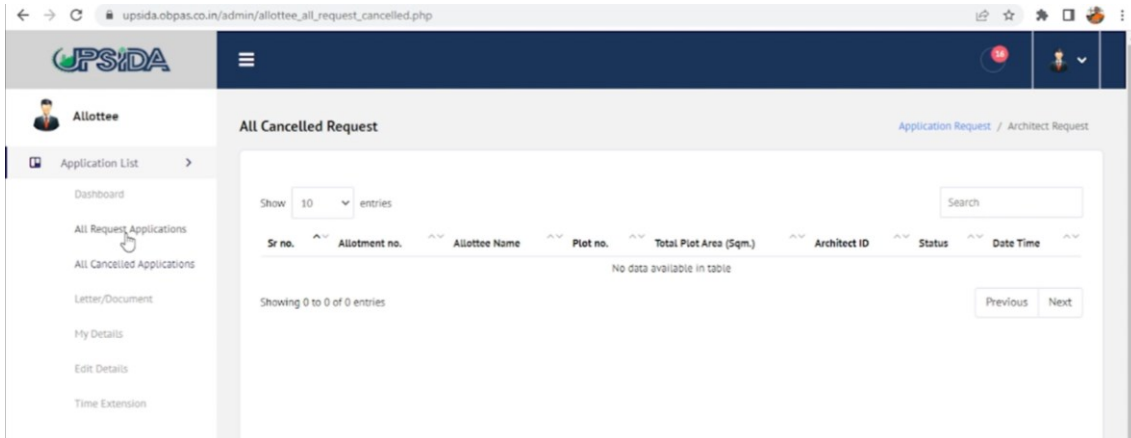
Allotment no. : RKP/13229999	Allottee Type : UPSIDA	Phone no. : 89483
Industrial Area : G.C.Jainpur	Total Plot Area : 600.00	Plot no : E-82
EmailID : Rkravi962295@gmail.com	Allottee Name : SHAILJA SETH W/O BHARAT NARAIN SETH	Address Line 1 : 11
Address Line 2 : 119/5 BABUPURWA COLONY KIDWAI NAGAR KANPUR	Father Name : dftsggdsgggs	Aadhar Card no. : 4
Product Manufactured : pipes	Date of Lease Deed : 25-07-2017	Date Allotment no.
Authorize Sign Name : SHAILJA SETH W/O BHARAT NARAIN SETH	Authorize Sign Address : 119/5 BABUPURWA COLONY KIDWAI NAGAR KANPUR	Authorize Sign phc
Authorize Sign Email : shailjaseth1151@gmail.com	Company Name : SHAILJA SETH W/O BHARAT NARAIN SETH	Firm Constitution :
Pan Card no. : ACZPGI926E	CINno. : 4646444645645645	GST no. : 6456466

At the bottom of the table is a green 'Back' button.



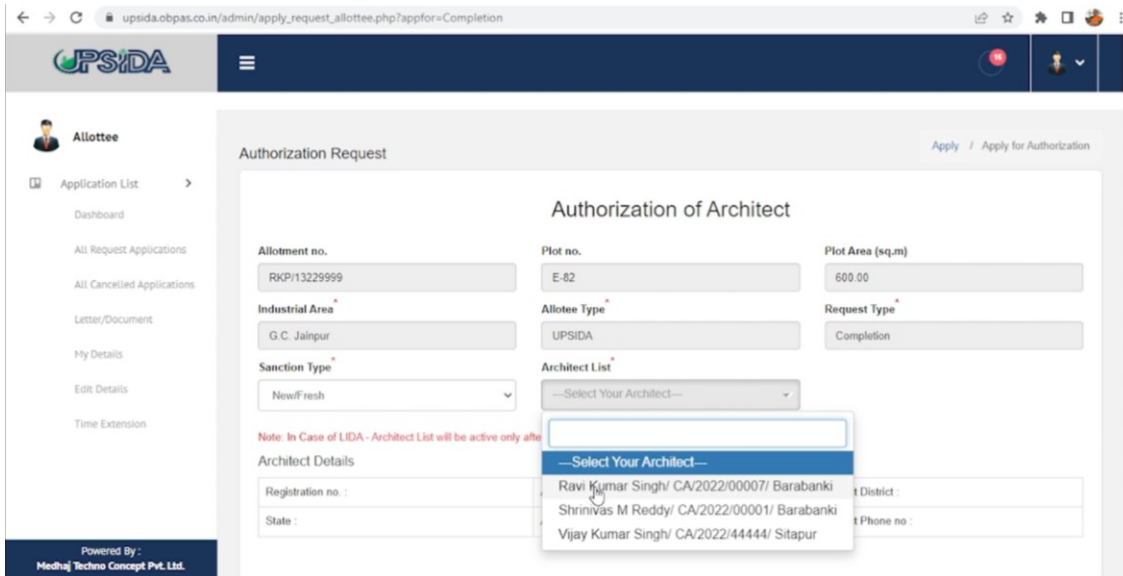
The screenshot shows the 'Allottee's Document's' page. It features a large empty rectangular box with a green 'Back' button at the bottom center.



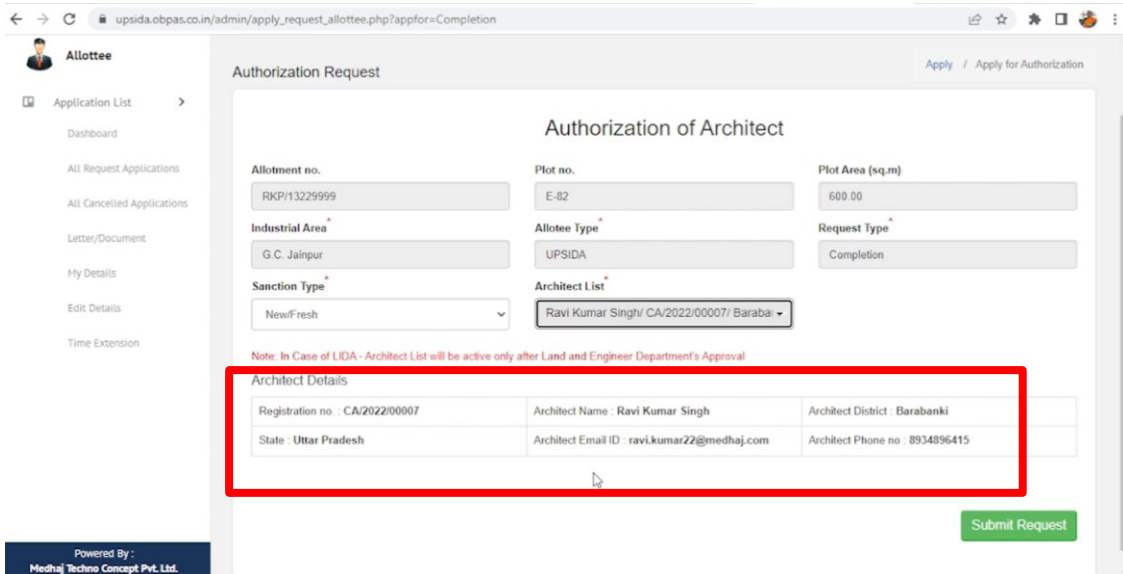


## Authorization of Architect

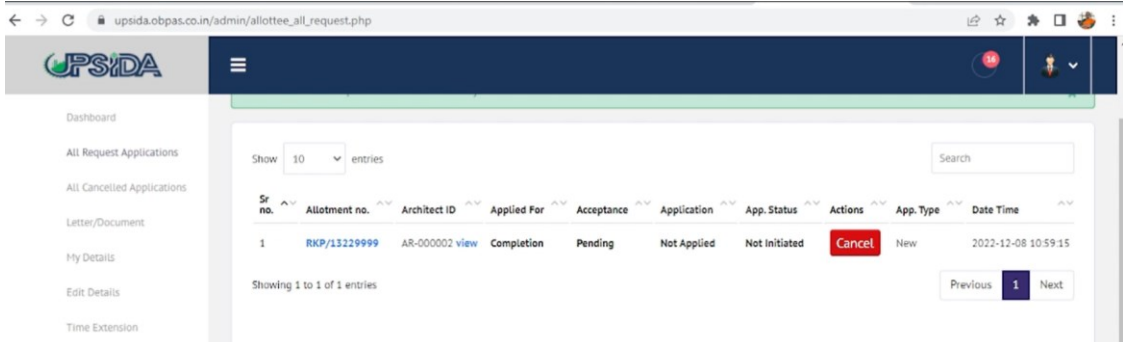
OBPAS Application, allows the allottee to select the Architect from the list of architects registered with COA. Once the architect is selected, the details of the same shall be reflected below the form, so that the user can cross-check before submitting the request.



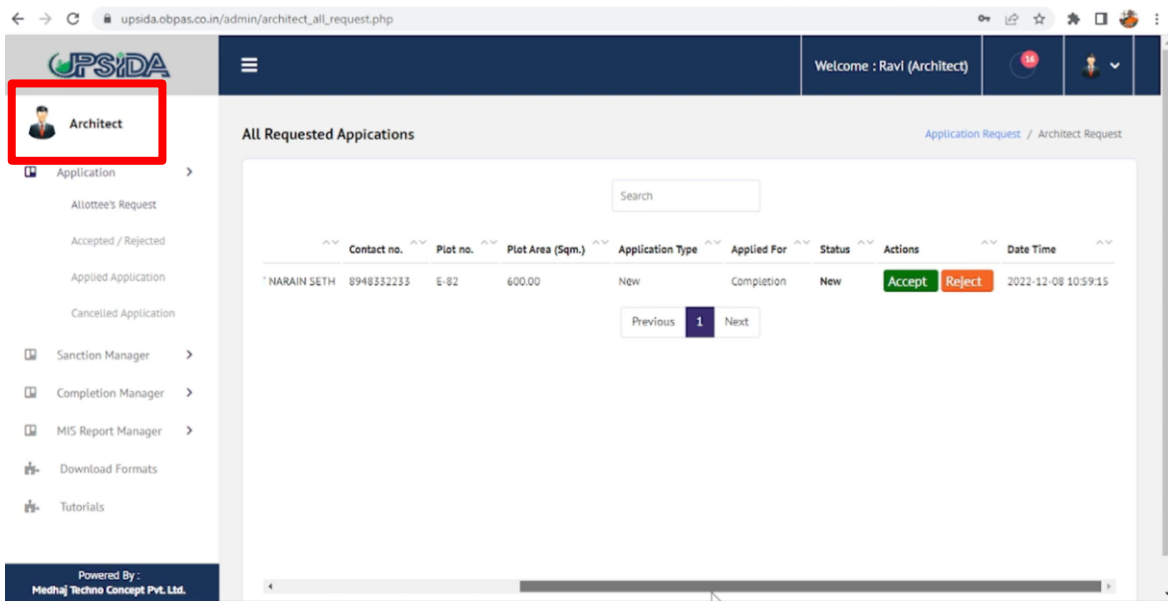
After the details are filled, the user can select on Submit Request. The notification of the same shall be sent to respective architect, who has the right to either accept or reject the request. The notification of all accept/reject shall be received by the allottee on the registered mobile number and email id.



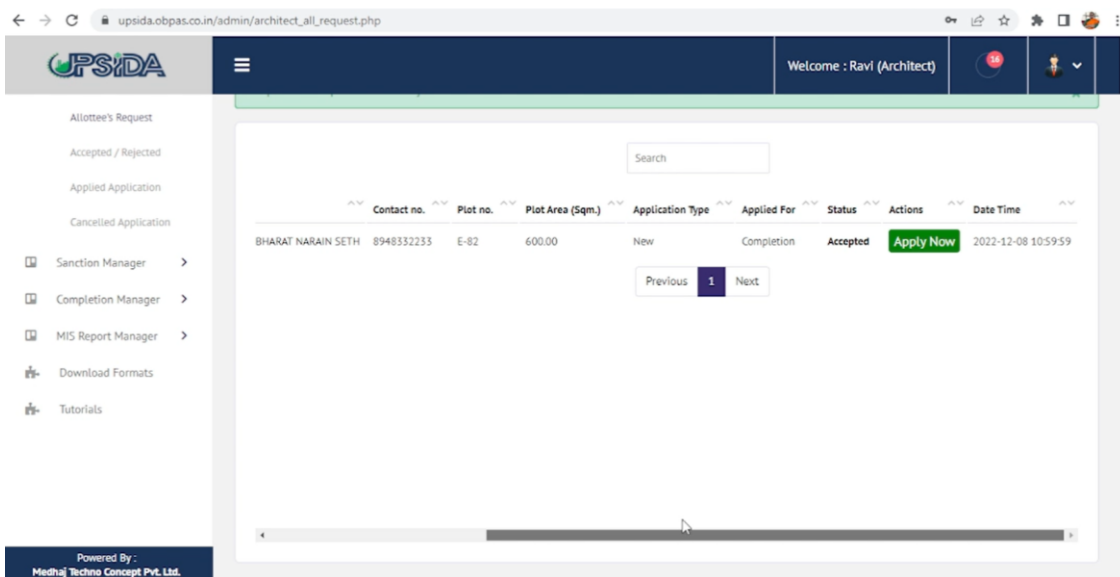
Even if the allottee has selected wrong Architect, they have a provision of cancelling their request



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

The screenshot shows the 'Application Form - Completion (UPSIDA)' interface. The header includes the logo of the Government of Uttar Pradesh and the text 'NIVESH MITRA Single Window Portal, Government of Uttar Pradesh' and 'Uttar Pradesh State Industrial Development Authority'. The form is divided into several sections:

- Applicant Personal Details (Selected):**
  - Allotment Number: RKP/13229
  - Owner / Authorise Signatory Father Name: M Singh
  - Owner / Authorise Signatory Address: 119/5 BABUPURWA COLONY KIDWAI NAGAR KANPUR
  - Architect Selected: Ravi Kumar Singh
- Company Name:** Barabanki
- Owner / Authorise Signatory Name:** SHAILJA SETH W/O BHARAT NARAIN SETH
- Owner / Authorise Signatory Mobile Number:** 8960087514
- Owner / Authorise Signatory Email ID:** shailseth1151@gmail.com
- Owner / Authorise Signatory PAN Number:** ACZPG3926E
- Owner / Authorise Signatory GST Number:** 123456789566565
- Architect COA number:** CA/2022/00007
- Approved Sanctioned ID (OBPAS Application ID):** Enter Approved Sanctioned ID

The 'Next' button is visible at the bottom right of the form.

## Upload Documents:

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

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

Ownership Documents			
Allotment Letter*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	sample-pdf2222.pdf	Upload
Lease Deed*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	sample-pdf2222.pdf	Upload
Transfer Deed	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	Upload
Transfer Letter	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	Upload
Possession Certificate	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	Upload
Location Plan / Site Plan / Key Plan*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	Upload
Labour Cess Registration *	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	Upload
Labour Cess Payment Slip *	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	Upload
Valid Time Extension	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	Upload
Photograph Of Site(GEO Tag) *	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	Upload

Application Form - Completion (UPSIDA)

Applicant Personal Details | Site Details | **Upload Document** | Building Specifications | Fees

**Ownership Documents**

**Appendix Documents**

Annexure-1*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	<b>Upload</b>
Annexure-2*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	<b>Upload</b>
Annexure-3*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	<b>Upload</b>
Annexure-4*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	<b>Upload</b>
Annexure-5*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	<b>Upload</b>
Annexure-6*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	<b>Upload</b>

upsida.obpas.co.in/nivesh\_mitra/application\_completion.php

Transfer Letter	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	<b>Upload</b>
Possession Certificate	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	<b>Upload</b>
Location Plan / Site Plan / Key Plan*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	sample-pdf2222.pdf	<b>Upload</b>
Labour Cess Registration *	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	sample-pdf2222.pdf	<b>Upload</b>
Labour Cess Payment Slip *	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	sample-pdf2222.pdf	<b>Upload</b>
Valid Time Extension	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	<b>Upload</b>
Photograph Of Site(GEO Tag) *	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	sample-pdf2222.pdf	<b>Upload</b>

**Appendix Documents**

**Drawing Documents**

**No Objection Certificates Documents**

**Prev** **Next**

Building Specification:

upsida.obpas.co.in/nivesh\_mitra/application\_completion.php

Applicant Personal Details | Site Details | Upload Document | **Building Specifications** | Fees

Plot Area(Sq.m)\*  
112.50

Proposed Ground Coverage(Sq.m)\*  
Proposed Ground Coverage(Sq.m)

Permissible Ground Coverage (Sq.m)\*  
Permissible Ground Coverage (Sq.m)

Front Set Back(Sq.m)\*  
Front Set Back(m)

Right Hand Side Set Back(Sq.m)\*  
Right Hand Side Set Back(m)

Height Of Building(Sq.m)\*  
Right Hand Side Set Back(m)

Basement(In FAR)  
Basement(In FAR)(Sq.m)\*

Total Proposed Area(Sq.m)\*  
101

Proposed FAR(Sq.m)\*  
Proposed FAR

Permissible FAR (Sq.m)\*  
Permissible FAR

Left Hand Side Set Back(Sq.m)\*  
Left Hand Side Set Back(m)

Rear Set Back(Sq.m)\*  
Rear Set Back(m)

Corner Plot\*  
 Yes  No

Purchasable FAR\*  
 Yes  No

Stair (In FAR)(Sq.m)\*

upsida.obpas.co.in/nivesh\_mitra/application\_completion.php

Right Hand Side Set Back(Sq.m) 0

Rear Set Back(Sq.m) 0

Height Of Building(Sq.m) 0

Corner Plot  Yes  No

Purchasable FAR  Yes  No

**Basement(In FAR)**

Basement(In FAR)(Sq.m) 0

Stilt (In FAR)(Sq.m) 0

Is it Existing Area ?  Yes  No

**Basement(In NON-FAR)**

Basement For Storage (Sq.m) 10

Fire Staircase (Sq.m) 10

Mumty(Sq.m) 10

Stilt For Parking (Sq.m) 10

Prev Next

### Fees:

upsida.obpas.co.in/nivesh\_mitra/application\_completion.php

**Application Form - Completion (UPSIDA)**

Applicant Personal Details Site Details Upload Document Building Specifications Fees

Landuse Type Residential Plot Area(Sq.m) 112.50 Covered Area(Sq.m) 101

Sno.	Building Permit Fees	Governing Rules as Per Bylaws	Total Fee (Rs.)
1	Completion Fees	10.00 per sq.m x Covered Area	1010.00
2	Layout Fees	0.50 per sq.m x Plot Area (Plot Area Upto 4 Hectare) 0.25 per sq.m x Plot Area (Plot Area above 4 Hectare)	56.25
3	Total Fees (1+2)		1066.25
4	Grand Total Fees	-	1066.25

Disclaimer : I have checked all documents including fee and files are in accordance with the requirement. Any difference in fee will be Paid afterwards.

Prev Submit

### Application Initiation successful:

WhatsApp UPSIDA - Login UPSIDA

upsida.obpas.co.in/nivesh\_mitra/application\_submission\_success.php?id=MjAyMi8wMi8wNy9DZlZlZjE=

**NIVESH MITRA**  
Single Window Portal, Government of Uttar Pradesh  
Uttar Pradesh State Industrial Authority

Government of Uttar Pradesh उत्तर प्रदेश सरकार

INVEST UP

Back

**Application Initiated Success !!**

Success !! Your Application has been submitted Successfully.Now its under further approval process.

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

Submitted On.: 2022-12-07 21:02:50

View /Print Details Back

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 :	<b>RKP/13229</b>	Unit Name :	<b>Barabanki</b>	Owner Name :	<b>SHAILJA SETH W/O BHARAT NARAIN SETH</b>
Father Name :	<b>M Singh</b>	Owner Mobile Number :	<b>8960087514</b>	Owner Email ID :	<b>shailjaseth1151@gmail.com</b>
Owner Address :	<b>119/5 BABUPURIWA COLONY KIDWAI NAGAR KANPUR</b>	Owner PAN Number :	<b>ACZPG3926E</b>	Owner GST Number :	<b>123456789566565</b>

**Site Details**

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