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 Architects)

Version – 1.0

Designed and Drafted by –

Medhaj Techno Concept Pvt. Ltd.

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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

Architects :

Architects need to click on "Architect" button to proceed with the Registration process. **Architects with valid COA certificate** can apply for the registration process through OBPAS portal using the sign-up button made available on the landing page of the web portal. Application form consisting of personal information, contact information, and login information with auto-generated unique architect id will be auto-filled using the COA API, and the application will be submitted by the architect on the web portal. After the successful submission of mandatory documents and details, the registration process will move to the next level for approval from the concerned authority. By then the architect will receive login details on the registered email ID and Mobile Number (SMS & WhatsApp) but will be able to login only when approval from the concerned official has been accorded and will be intimated on registered contact details.

The user needs to fill out the following mandatory fields marked with *, in order to register as an "Architect" (fields shown in the image below)

After filling in all the required details you can submit the request to create the login credentials which will be done once the details are verified on the server.

If during the process, you wish to save the details and do the process at a later time, you can save the current progress using the "Save as Draft" button.

Please note that for saving the application as a draft, COA registration number is mandatory to be filled.

Dashboard/ Tool Navigation –

Once you successfully complete the registration process, you will be able to log in to the OBPAS tool using the Login credentials and successful verification of OTP-based authentication. Post logging in, the very first screen you will see is the Dashboard (screenshot below)

Please note that the default screen is the Allottee's Application screen.

Home Page –
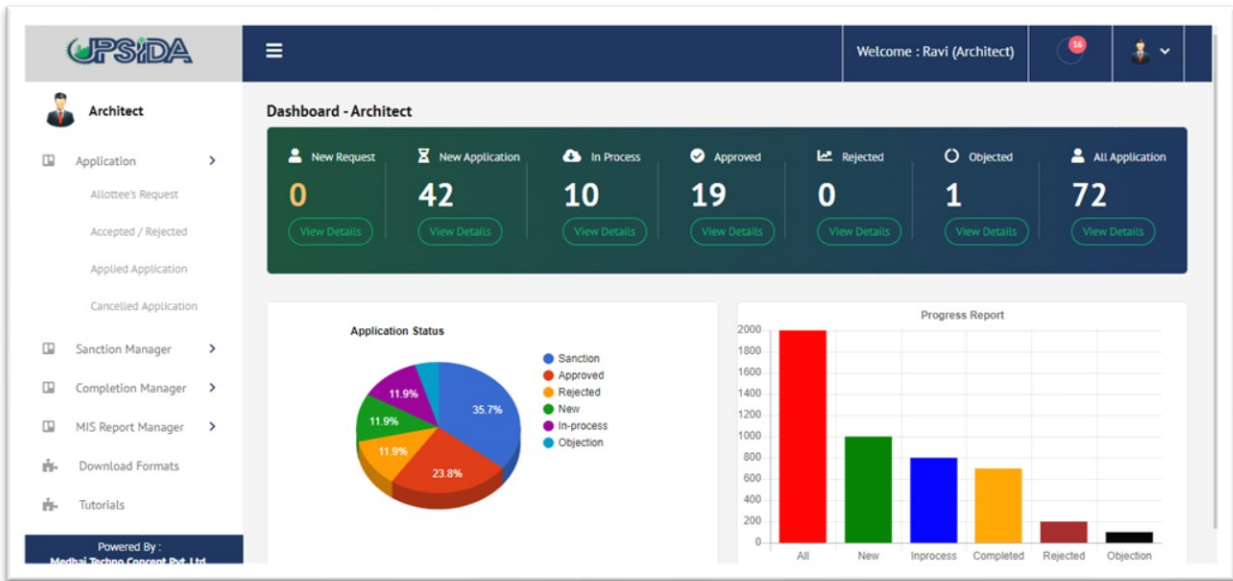
Dashboard gives you some key information as shown in the screenshot below –
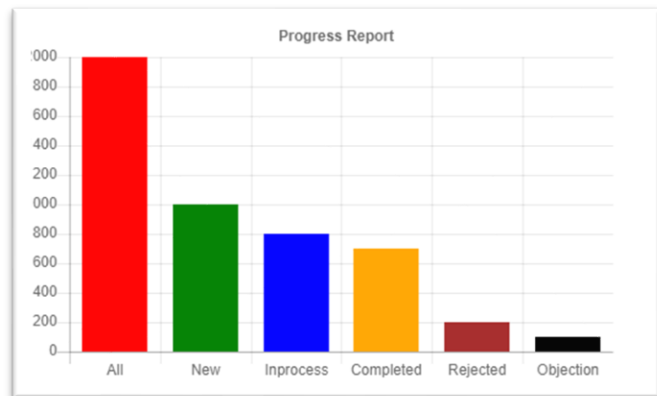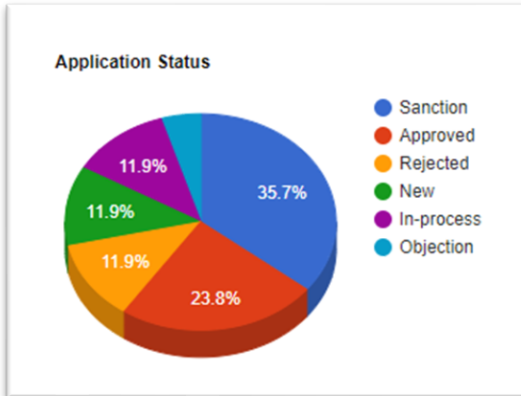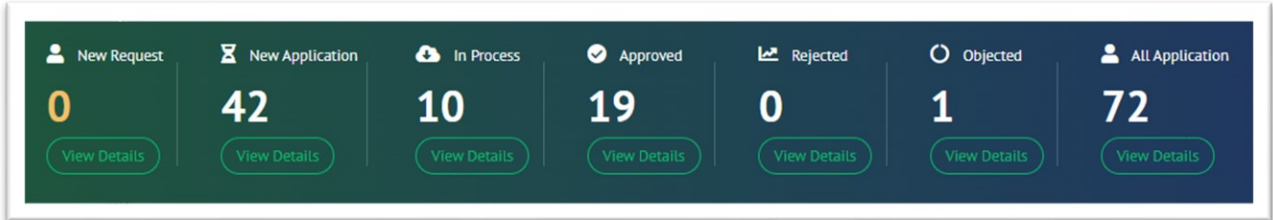
Allottee's Request :

The request for allottee for the architect shall be displayed under this tab.

Accepted / Rejected –

This menu option will show a list of applications that are either accepted or rejected by the Architect (as shown in the Screenshot below)

Applied Application –

This will show a list of Applied Applications and their status as shown in the image below:

Cancelled Application –

Sanction Manager –

New Application –

In Process Application

Here you can see a list of Applications which are in process for Sanction

Also, you will be able to see the status once you scroll the screen right –

Below mentioned are the details of different Levels of approval and data flow –

The file marked to the officer will be visible on their respective dashboard.

Level-1 Officer will initiate the process on any application received by verifying all the uploaded documents, drawings, scrutiny report, and fee submitted. Application along with observations from Level-1 Officer will be consolidated and assigned to next level officer for their review.

Level-2 Officer will cross-check all the observations, if found relevant and not abiding the building regulations will lead to auto generation of an objection letter through system, else will lead to auto generation of sanction letter at their respective level as per the delegation of power for UPSIDA/Ex-LIDA.

The application is forwarded to the concerned approving official as per the delegation of power, in line with the area of the proposed building plan. In case the application is not in accordance with the bye-laws, the respective architect/land owner shall receive the Objection Document of the application, with the detail of objections raised at different levels, submission of compliance shall be mandatory for issuance of sanction letter and drawing.

After an objection is raised by the concerned officer the architect is notified through SMS* /WhatsApp*email, and the application submitted becomes editable to rectify the raised objections and resubmit the application. The application becomes editable on the architect's dashboard and features like additional payment, resubmit are activated.

Approved Application –

This section will show a list of applications that are approved in the Sanction process.

Rejected Application –

Objected Application –

ISSUANCE OF SANCTION LETTER AND SANCTION DRAWING

The generated sanction letter along with the sanctioned drawing will be made available to architects and land owners for downloading, after letters and drawings are digitally signed by respective concerned officers.

Completion Manager –

New Application –

In Process Application –

Approved Application –

Objected Application –

Rejected Application –