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 – 2.0

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

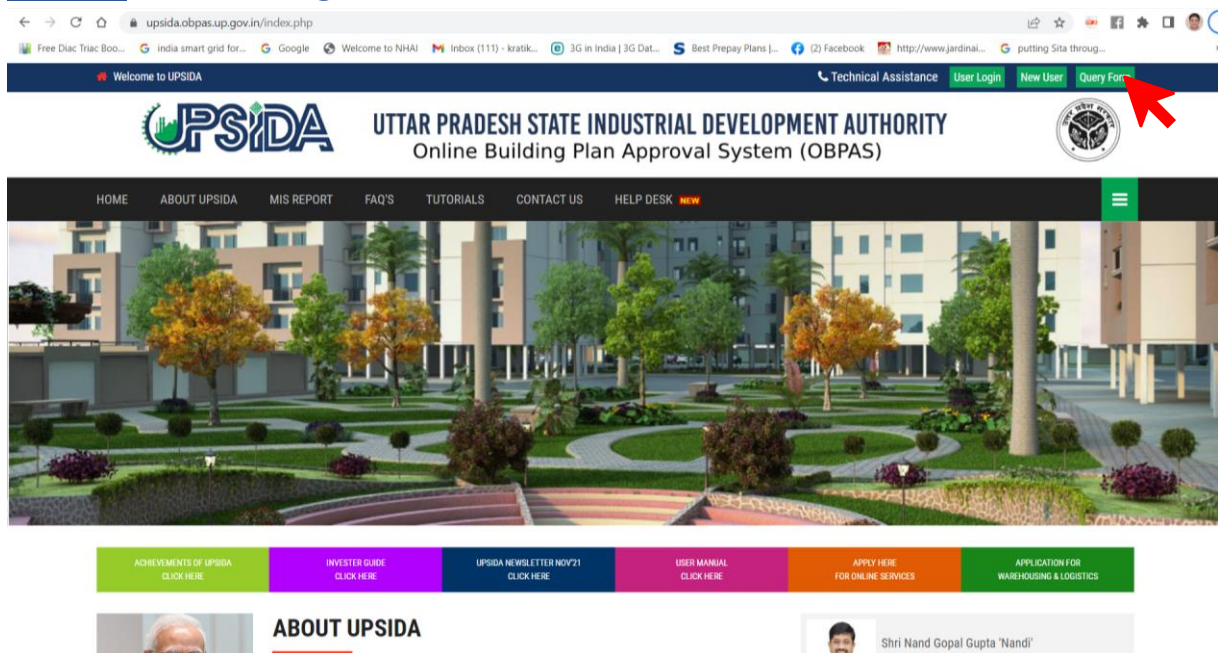(Sanction) and Post-Construction (Completion).

URL to access OBPAS platform

URL -https://upsida.obpas.up.gov.in

Steps to be followed:

1. **Step 1:** First visit https://upsida.obpas.up.gov.in and register yourself.
2. **Step 2:** Initiate request for Architect selection.
3. **Step 3:** Visit Nivesh Mitra and login with user credentials to apply for the New Sanction/ Completion/ Revalidation/ Revision etc.
4. **Step 4:** Fill the application form and upload required drawing and documents.
5. **Step 5:** Drawing Pre-Check (Refer the architects manual to upload the drawing as per the standard)
6. **Step 6:** Scrutiny Engine – Drawing passed through pre-check shall be validated as per UPSIDA's by-laws.
7. **Step 7:** Payment of requisite fee for successful submission of the application.

Step 1: 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.
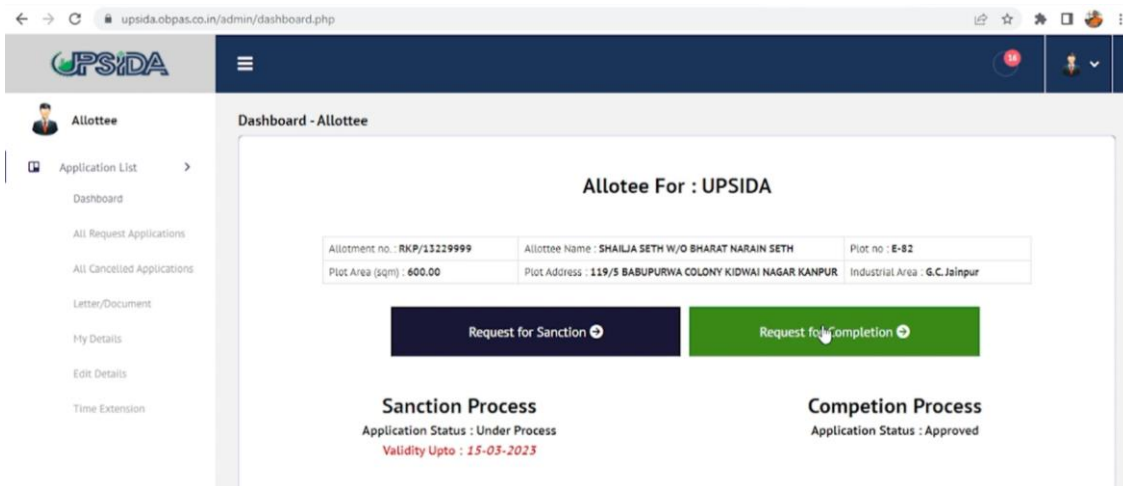

Once the OTP is entered the user will be redirected to the Dashboard-Allottee
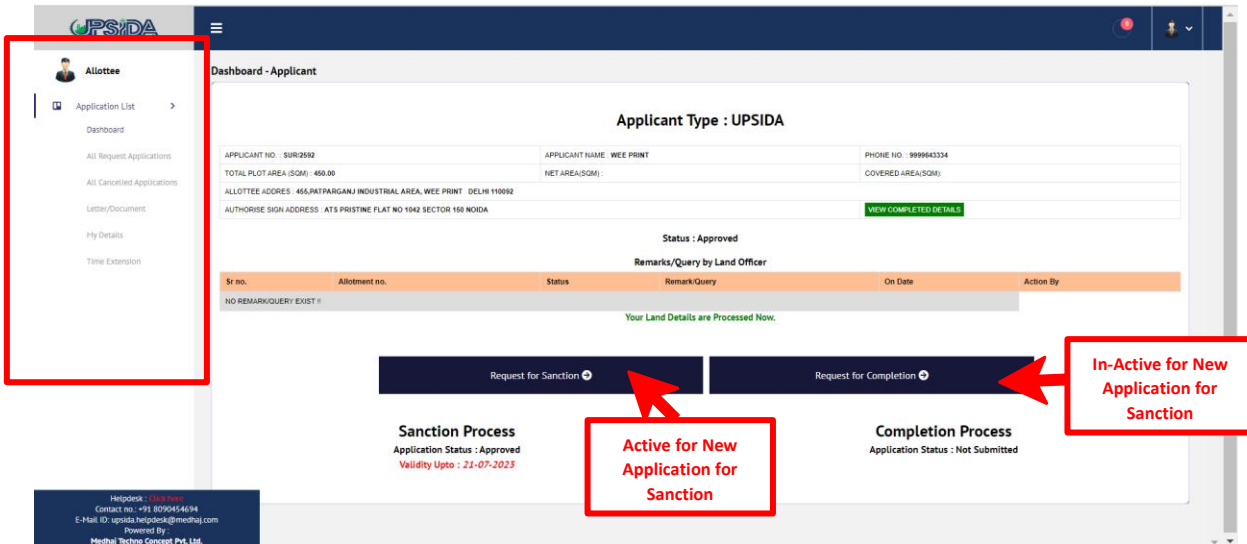
For allottee applying for Sanction Process, 'Request for Sanction' button will be active.

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.

UPSIDA

Allottee

Application List >

Dashboard
All Request Applications
All Cancelled Applications
Letter/Document
My Details
Edit Details
Time Extension

Allotee's Details

Allottee's / Details

Allotee Name : SHAILJA SETH W/O BHARAT NARAIN SETH

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	Allotee Name : SHAILJA SETH W/O BHARAT NARAIN SETH	Address Line 1 : 11
Address Line 2 : 119/5 BABUPURWA COLONY KIDWAI NAGAR KANPUR	Father Name : dfdsggdsggss	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 pho
Authorize Sign Email : shailaseth1151@gmail.com	Company Name : SHAILJA SETH W/O BHARAT NARAIN SETH	Firm Consitution :
Pan Card no. : ACZPG3926E	CINno. : 4646444645645645	GST no. : 6456466

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UPSIDA

Allottee

Application List >

Dashboard
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All Cancelled Applications
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Allotee's Document's

Allottee's / Details

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UPSIDA

Allottee

Application List >

Dashboard
All Request Applications
All Cancelled Applications
Letter/Document
My Details
Edit Details
Time Extension

All Cancelled Request

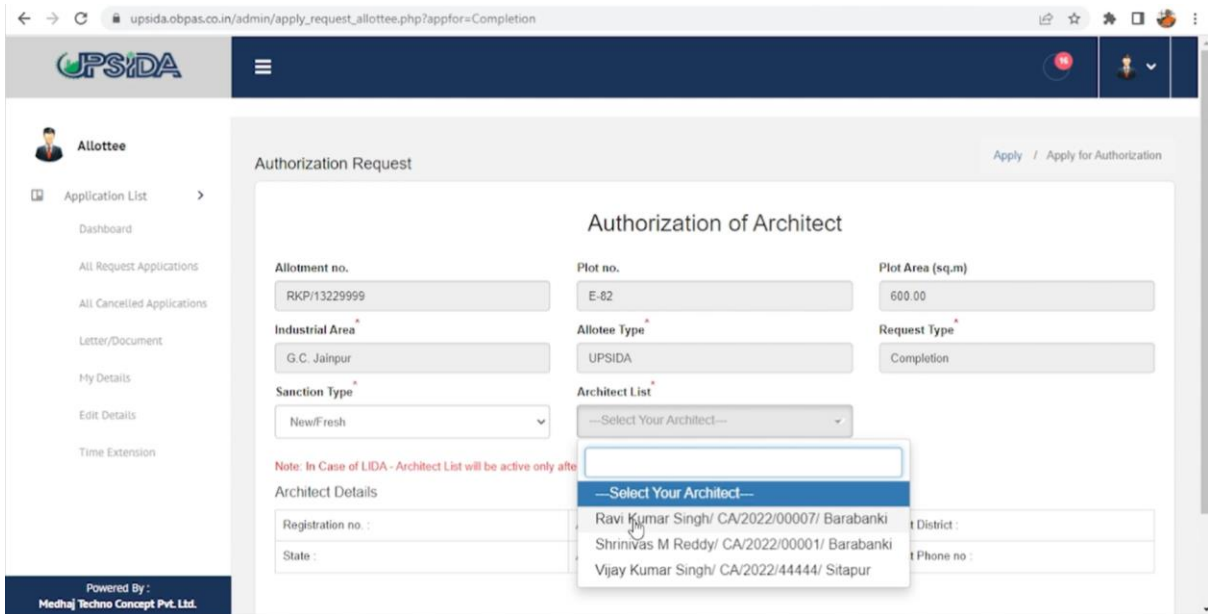Application Request / Architect Request

Show [10 ▼] entries

Search

Sr no.	Allotment no.	Allottee Name	Plot no.	Total Plot Area (Sqm.)	Architect ID	Status	Date Time
			No data available in table				

Showing 0 to 0 of 0 entries

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Step 2: 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.
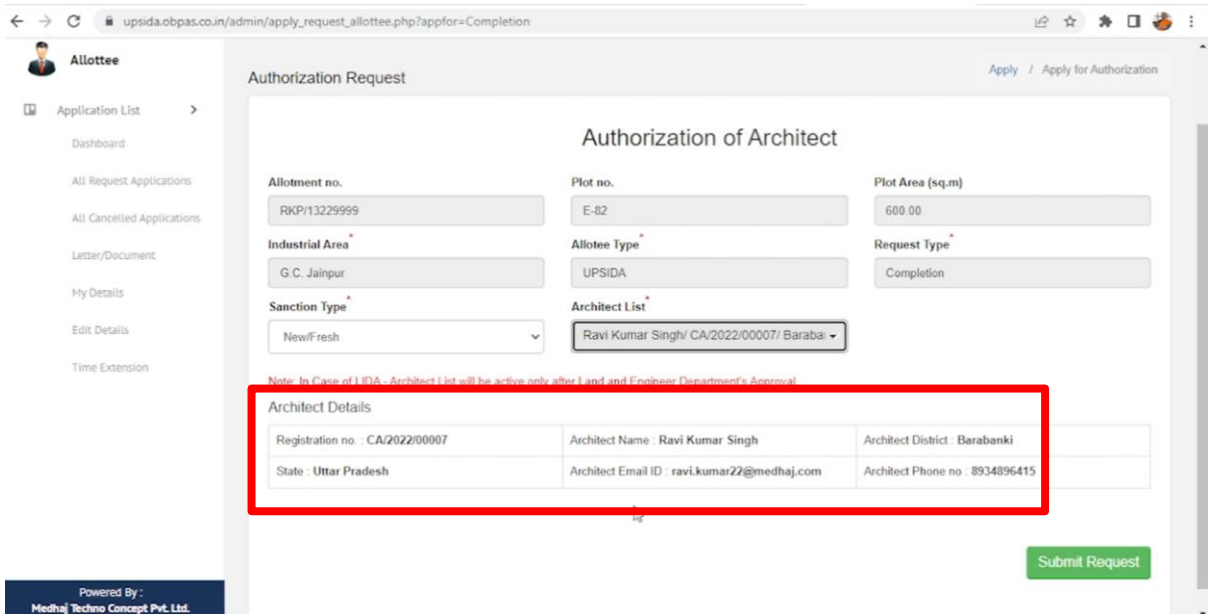
Even if the allottee has selected wrong Architect, they have a provision of cancelling their request
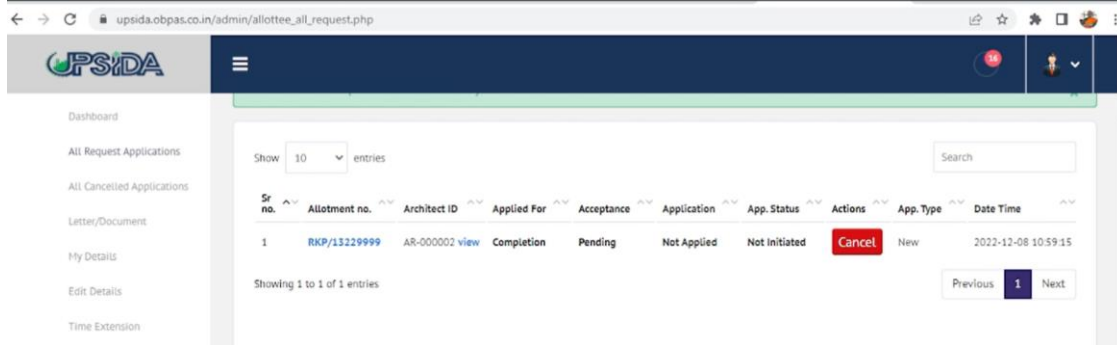
The request sent to respective Architect shall be displayed on Architect's Dashboard as follows:
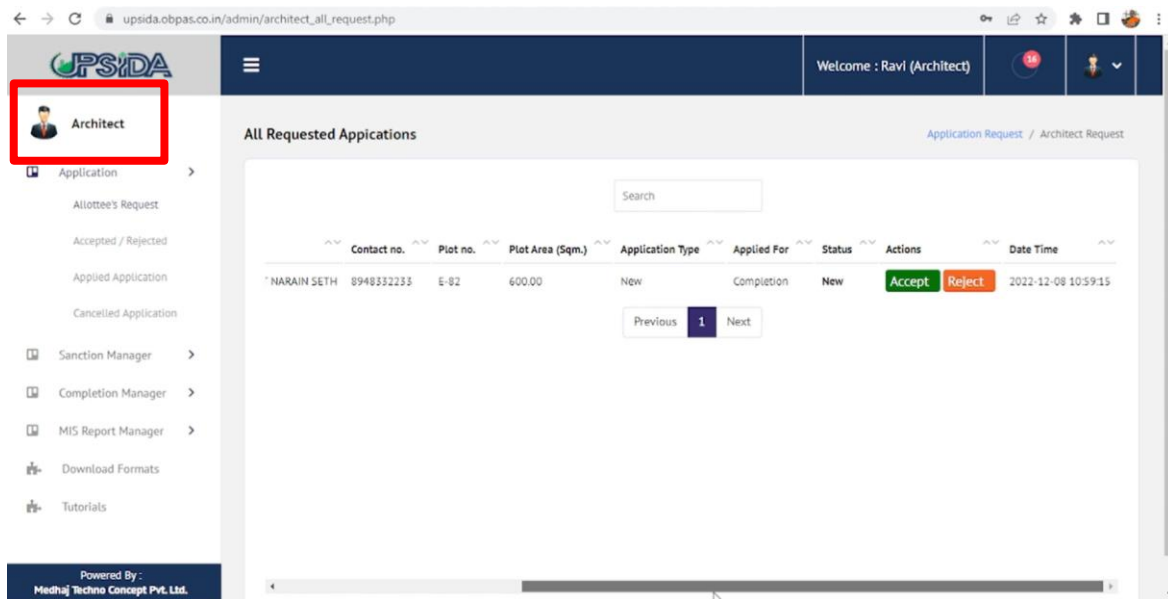
Upon acceptance of allottees request, the architect can proceed to Apply for Sanction Process:
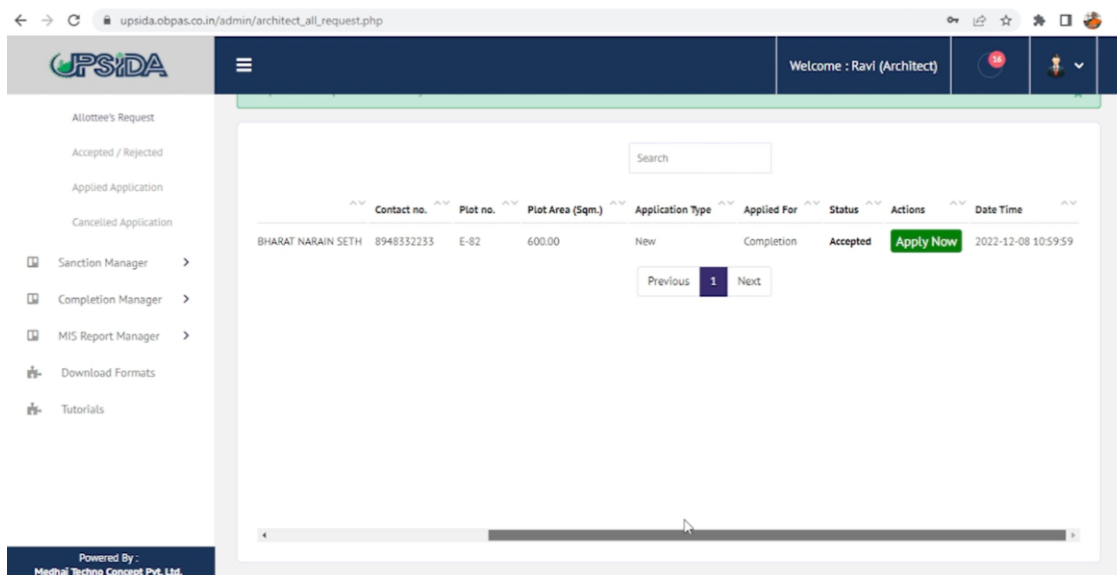
Step 3: Sanction Process:

Visit Nivesh Mitra and login through user credentials:

- Click on **APPLY FOR LoC/Sanction Letter**
- Select **the Enterprise/Unit ID**
- Select **Department Name (Infrastructure and Industrial Development Authority, UPSIDA)**
- Select **Service Name**
- Click on **New Application**

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

Step 4: 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

Applicant Personal Details	Site Details	Upload Document	Building Specifications	Fees

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

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

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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)	sample-pdf2222.pdf	Upload
Labour Cess Registration *		Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	sample-pdf2222.pdf	Upload
Labour Cess Payment Slip *		Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	sample-pdf2222.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)	sample-pdf2222.pdf	Upload

Appendix Documents

Drawing Documents

No Objection Certificates Documents

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Building Specification:

Step 5:

The drawing uploaded shall be checked by the software (Pre-Check Engine), the status of the same shall be updated on Nivesh Mitra portal as follows:

- Click on the Fill/View Form Icon

- Click on View Scrutiny Report:

- **Click on the link of Drawing File DWG, the auto-cad file will be downloaded :**

Open the downloaded file and zoom in to check the errors in the file, which need to be resolved for moving to next step.

Once the above issues are resolved, the drawing needs to be re-submitted and if the same is approved in the Pre-Check, it shall be forwarded for Scrutiny as per UPSIDA building regulations.

Step 6:

- **Follow the same steps to check the status of the drawing.**
- **In case of any objection the status shall be shown Scrutiny Return with query, click on the link given against Scrutiny Report File to view the report and check the non-compliant issues.**
- **If the drawing is approved the status shall be updated as Scrutiny Completed.**

Step 7 - Fees: Submit the fee on Nivesh Mitra portal.

Application Initiation successful:

The user can check the form submitted: