

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 – 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.

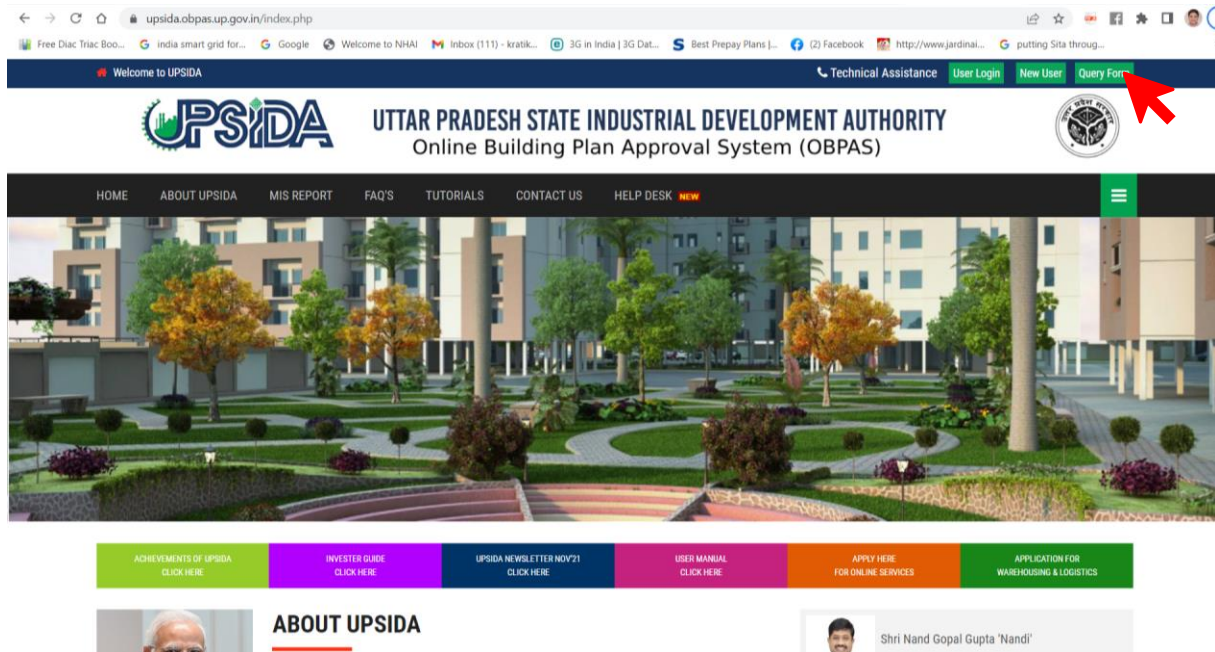
Development, in terms of land, property or real estate process of coordinating various activities to transform ideas and plans into reality. As a business process, it involves the financing, construction, renovation, or refurbishment of buildings and land in order to make profit and continue the development 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>

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

A screenshot of the 'Registration Form' page on the UPSIDA website. The URL is 'upsida.obpas.up.gov.in/new_users.php'. The header is identical to the previous screenshot. Below the header, there is a green bar with the text 'Registration Form' and a 'Login' button. A red text note states: ': Kindly note that there is NO REGISTRATION FEE for registering or obtaining password for UPSIDA-OBPAS web application.' Below this is a light blue box titled 'Want To Register As?'. Inside this box are four buttons: 'Applicant', 'Architect', 'Engineer', and 'Supervisor'. A red arrow points to the 'Architect' button. At the bottom of the page, a green bar contains the text 'For Queries and Support, Please Contact Us' and 'Contact no.: +91 8090454694'.

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)

This is the first part of the registration form for Architects. It features a 'Back' button in the top left and a 'Prefill' button next to the 'Enter COA Registration Number*' field. Below this, a red note states 'In case Of Saved as aDraft'. The form is divided into two columns of input fields. The left column includes: 'COA Registration Number*' (with a placeholder 'CA/YYYY/XXXX'), 'First Name*' (placeholder 'Enter First Name'), 'Last Name*' (placeholder 'Enter Enter Last Name'), 'Architect District' (placeholder 'Enter Architect District'), 'Father's Name*' (placeholder 'Enter Father's Name'), and 'Email ID*' (placeholder 'Enter Email ID'). The right column includes: 'Title' (placeholder 'Enter Title'), 'Middle Name' (placeholder 'Enter Middle Name'), 'Architect Status' (placeholder 'Architect Status'), 'Architect Validity UpTo' (placeholder 'Enter Architect Validity UpTo'), 'Mobile Number*' (with a '+91' dropdown and placeholder 'Enter Mobile no.'), and 'Alternate Mobile No.' (with a '+91' dropdown and placeholder 'Enter Alternate Mobile No.').

This is the second part of the registration form for Architects. It continues with two columns of input fields. The left column includes: 'Phone Number:' (with a '+91' dropdown), 'Select Govt Id.*' (a dropdown menu with 'Select Your ID' as the selected option), 'Correspondance Address*' (with fields for 'Address Line1*', 'Address Line2', 'Enter Pincode', and a country dropdown currently set to 'India'), and a state dropdown currently set to 'Andaman & Nicobar'. The right column includes: 'Upload COA Certificate:* (Only .pdf file allowed, Max size:1mb)' (with an 'Upload' button), 'Upload Govt Id:* Only .jpg, .png file allowed)' (with an 'Upload' button), 'Permanent Address*' (with a checkbox 'same as correspondance address'), and fields for 'Address Line1*', 'Address Line2', 'Enter Pincode', and a country dropdown currently set to 'India', followed by a state dropdown currently set to 'Uttar Pradesh'.

Upload Profile Pic:* (Only .jpg, .png file allowed)

Password*

Confirm Password*

Choose OTP
☒ Email ☐ Phone and Email Both

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

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.

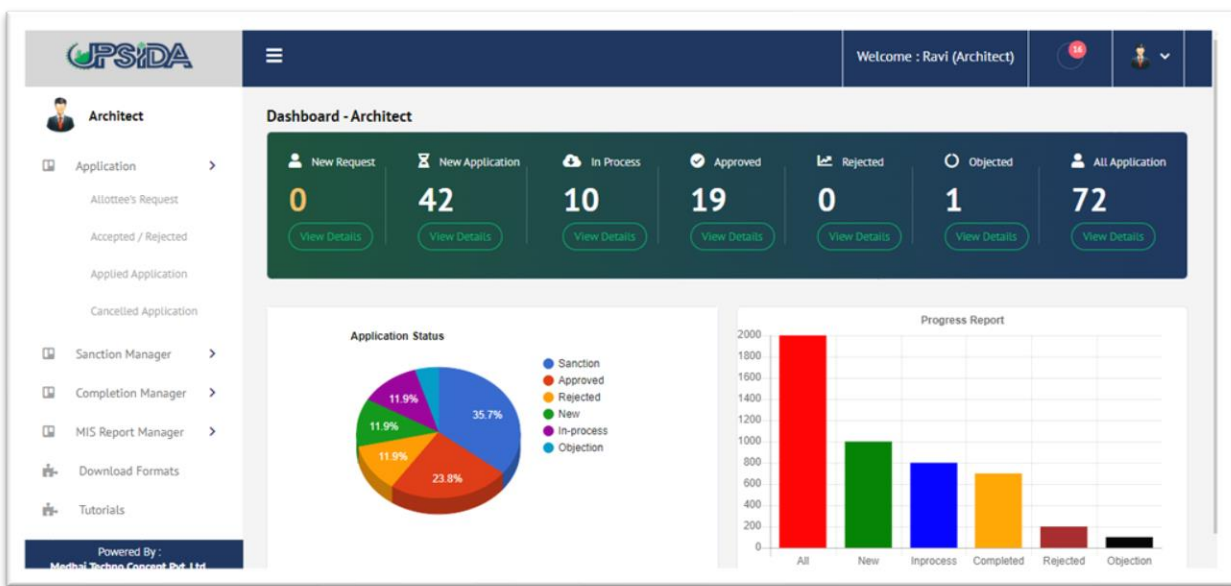
Please note that for saving the application as a draft, COA registration number is mandatory to be filled.

Dashboard/ Tool Navigation –

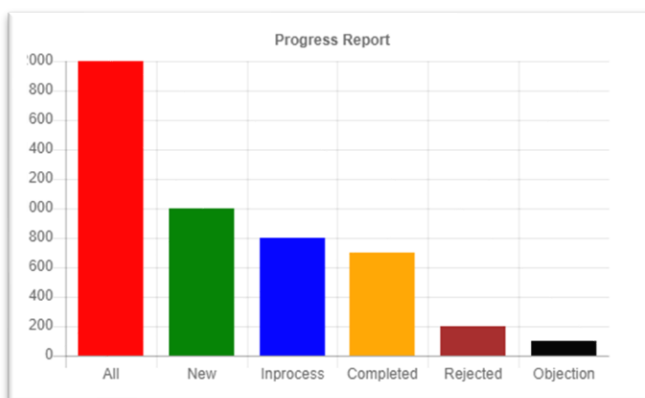
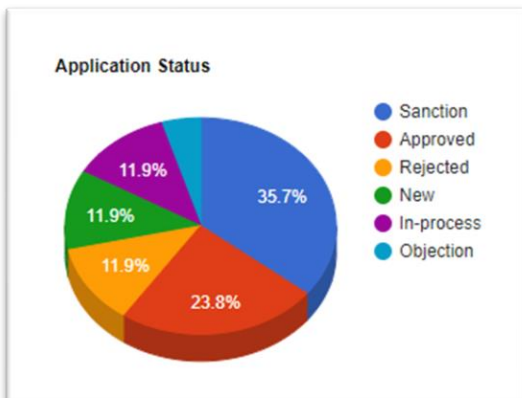
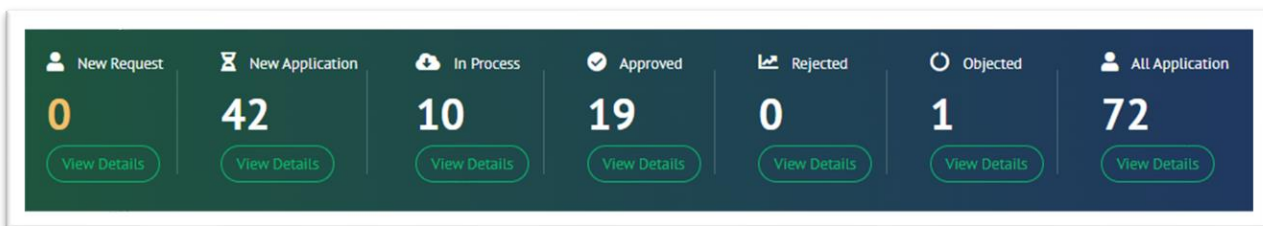
Once you successfully complete the registration process, you will be able to log in to the OBPAS tool using the Login credentials and successful verification of OTP-based authentication. Post logging in, the very first screen you will see is the Dashboard (screenshot below)

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

Home Page –

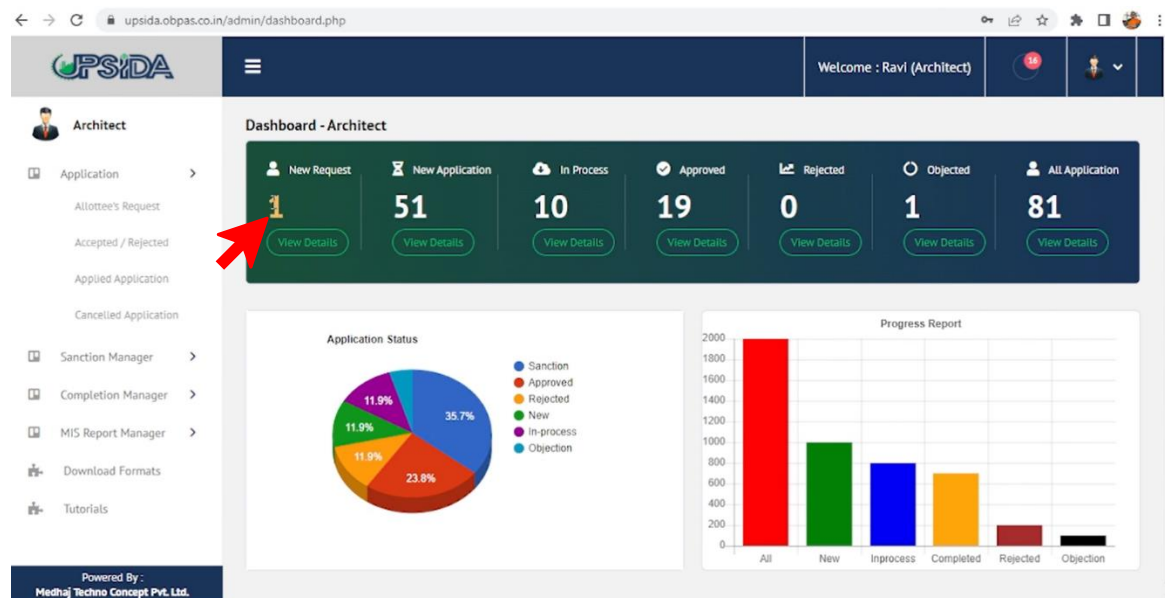


Dashboard gives you some key information as shown in the screenshot below –



Allottee's Request :

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



upsida.obpas.co.in/admin/architect_all_request.php

UPSIDA

Welcome : Ravi (Architect)

Architect

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All Requested Applications

Application Request / Architect Request

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Sr no.	Allotment no.	Type	Allottee Name	Contact no.	Plot no.	Plot Area (Sqm.)	Application Type	Applic
1	RKP/13229999 view	UPSIDA	SHAILJA SETH W/O BHARAT NARAIN SETH	8948332233	E-82	600.00	New	Compl

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upsida.obpas.co.in/admin/architect_all_request.php

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Contact no.	Plot no.	Plot Area (Sqm.)	Application Type	Applied For	Status	Actions	Date Time
NARAIN SETH 8948332233	E-82	600.00	New	Completion	New	Accept Reject	2022-12-08 10:59:15

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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)

Architect

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Welcome : Ravi (Architect)

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All Accepted/ Rejected

Application / Accepted/ Rejected Request

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Sr no.	Allotment no.	Allottee Name	Contact no.	Plot no.	Plot Area (Sqm.)	Applied For	Status	Date Time
1	ALOTS2632 view	Vijay Singh	8934896456	AVF4444	112.50	Sanction	Accepted	2022-11-16 13:34:07
2	ALOTS2632 view	Vijay Singh	8934896456	AVF4444	112.50	Completion	Accepted	2022-11-16 13:09:57
3	ALOTS2632 view	Vijay Singh	8934896456	AVF4444	112.50	Sanction	Accepted	2022-11-16 13:34:07
4	ALOTS2632 view	Vijay Singh	8934896456	AVF4444	112.50	Completion	Accepted	2022-11-16 13:09:57

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Welcome : Ravi (Architect)

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All Accepted/ Rejected

Application / Accepted/ Rejected Request

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Sr no.	Allotment no.	Allottee Name	Contact no.	Plot no.	Plot Area (Sqm.)	Applied For	Status	Date Time
1	ALOTS2632 view	Vijay Singh	8934896456	AVF4444	112.50	Sanction	Accepted	2022-11-16 13:34:07
2	ALOTS2632 view	Vijay Singh	8934896456	AVF4444	112.50	Completion	Accepted	2022-11-16 13:09:57
3	ALOTS2632 view	Vijay Singh	8934896456	AVF4444	112.50	Sanction	Accepted	2022-11-16 13:34:07
4	ALOTS2632 view	Vijay Singh	8934896456	AVF4444	112.50	Completion	Accepted	2022-11-16 13:09:57

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Allottee Details

Allotment no.	Allottee Name	Email ID	Contact no.	Plot no.	Plot Area	Industrial Area
ALOTS2632	Vijay Singh	ravi.kumar563@medhaj.com	8934896456	AVF4444	112.50	UPSIDA

Applied Application –

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

New Application –

The screenshot shows the 'All New Application - Sanction' page. The left sidebar has a red arrow pointing to 'New Application' under the 'Sanction Manager' section. The main content area displays a table of new applications.

Sr no.	AIN no.	App. For	App. Type	Owner name	Mobile no.	Email ID	Unit name	Property Type
1	2022/11/15/5/6668	UPSIDA	New	Vijay Singh	3434633363	ravi.kumar563@medhaj.com	MTCPCL	Residential
2	2022/11/14/5/2150	UPSIDA	New	Vijay Singh	3434633363	ravi.kumar563@medhaj.com	MTCPCL	Residential
3	2022/11/12/5/1277	UPSIDA	New	V Singh	7485965263	ravi.kumar1234@medhaj.com	MTCPCL	Residential
4	2022/11/07/5/4557	LIDA	New	Mahadeva Singh	4645644646	ravi.kumar22@medhaj.com	MTCPCL	Residential
5	2022/11/02/5/1450	LIDA	New	Mahadeva Singh	6363643636	ravi.kumar8999@medhaj.com	MTCPCL	Residential

In Process Application

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

The screenshot shows the 'All In Process Application - Sanction' page. The left sidebar has a red arrow pointing to 'In Process Application' under the 'Sanction Manager' section. The main content area displays a table of in-process applications.

Sr no.	AIN no.	Application For	Owner name	Mobile no.	Email ID	Unit name	Property Type	Date Tim
1	2022/10/27/5/4444	UPSIDA	Ganesh Singh	8934896415	ravi.kumar22@medhaj.com	MTCPCL	Residential	31 Oct 20
2	2022/10/15/5/6144	UPSIDA	Vijay Singh	2342423322	ravi.kumar4444@medhaj.com	MTCPCL	Residential	18 Oct 20
3	2022/10/13/5/1837	UPSIDA	Rahul Singh	5263985696	ravi.kumar99@medhaj.com	MTCPCL	Residential	27 Oct 20
4	2022/10/11/5/1879	UPSIDA	S singh	8934896415	ravi.kumar22@medhaj.com	MTCPCL	Residential	11 Oct 20
5	2022/09/29/5/5457	UPSIDA	4566	6546545645	645645555@gmail.com	MTCPCL	Commercial	29 Sep 20
6	2022/09/23/5/4654	UPSIDA	Mahadeva Singh	4566464564	ravi.kumar22@medhaj.com	MTCPCL	Commercial	29 Sep 20
7	2022/09/21/5/2214	UPSIDA	Mukul Bansal	4566464646	manishil@gmail.com	MTCPCL	Industrial	21 Sep 20

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

Email ID	Unit name	Property Type	Date Time	Status	Scrutiny	Repository	Actions
ravi.kumar22@medhaj.com	MTCPCL	Residential	31 Oct 2022 05:58:37 PM	In Process at - Level1	Completed	View	View, Edit, Delete
ravi.kumar4444@medhaj.com	MTCPCL	Residential	18 Oct 2022 03:15:08 PM	In Process at - Level1	Completed	View	View, Edit, Delete
ravi.kumar99@medhaj.com	MTCPCL	Residential	27 Oct 2022 05:17:25 PM	In Process at - Level1	Completed	View	View, Edit, Delete
ravi.kumar22@medhaj.com	MTCPCL	Residential	11 Oct 2022 05:39:46 PM	In Process at - Level1	Completed	View	View, Edit, Delete
645645555@gmail.com	MTCPCL	Commercial	29 Sep 2022 04:08:37 PM	In Process at - Level3	Completed	View	View, Edit, Delete
ravi.kumar22@medhaj.com	MTCPCL	Commercial	29 Sep 2022 04:08:39 PM	In Process at - Level1	Completed	View	View, Edit, Delete
manishji@gmail.com	MTCPCL	Industrial	21 Sep 2022 03:33:44 PM	In Process at - Level1	Completed	View	View, Edit, Delete
ravi.kumar22@medhaj.com	MTCPCL	Industrial	19 Sep 2022 06:06:58 PM	In Process at - Level1	Completed	View	View, Edit, Delete

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.

upsida.obpas.co.in/admin/all_approved_application_architect.php

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UPSIDA

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Architect

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All Approved Application - Sanction

Sanction / Approved Application

Show 10 entries

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Sr no.	AIN no.	Application For	Owner name	Mobile no.	Email ID	Unit name	Property Type	Date Tim
1	2022/11/07/S/6907	UPSIDA	Mahadeva Singh	8596526356	ravi.kumar22@medhaj.com	HTCPL	Residential	07 Nov 20
2	2022/11/07/S/3758	LIDA	Mahadeva Singh	4645644646	ravi.kumar22@medhaj.com	HTCPL	Residential	07 Nov 20
3	2022/11/07/S/2648	UPSIDA	Mahadeva Singh	8596526356	ravi.kumar22@medhaj.com	HTCPL	Residential	07 Nov 20
4	2022/11/07/S/5531	LIDA	Mahadeva Singh	4645644646	ravi.kumar22@medhaj.com	HTCPL	Residential	07 Nov 20
5	2022/10/22/S/2248	LIDA	Mahadeva Singh	4545454545	ravi.kumar22@medhaj.com	HTCPL	Residential	22 Oct 20
6	2022/10/22/S/7123	UPSIDA	Ravi kumar	4564454464	ravi.kumar22@medhaj.com	HTCPL	Residential	22 Oct 20
7	2022/10/18/S/2107	LIDA	Mahadeva Singh	4545454545	ravi.kumar22@medhaj.com	HTCPL	Residential	18 Oct 20

Rejected Application –

upsida.obpas.co.in/admin/all_rejected_application_architect.php

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All Rejected Application - Sanction

Sanction / Rejected Application

Show 10 entries

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Sr no.	AIN no.	Application For	Owner name	Mobile no.	Email ID	Unit name	Property Type	Date Time	Status	Letter
No data available in table										

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Objected Application –

upsida.obpas.co.in/admin/all_objected_application_architect.php

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All Objected Application - Sanction

Sanction / Objected Application

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Sr no.	AIN no.	Application For	Owner name	Mobile no.	Email ID	Unit name	Property Type	Application St:
1	2022/09/20/S/4968	UPSIDA	Shiva Singh	8934896415	ravi.kumar22@medhaj.com	MTCPL	Residential	Objected

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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 –

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All New Application - Completion

Completion / New Application

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Sr no.	AIN no.	App. For	App. Type	Owner name	Mobile no.	Email ID	Unit name	Property Type
1	2022/11/16/C/3066	UPSIDA	New	Vijay Singh	3434633363	ravi.kumar563@medhaj.com	Barabanki	Residential
2	2022/11/16/C/7214	UPSIDA	New	Vijay Singh	3434633363	ravi.kumar563@medhaj.com	Barabanki	Residential
3	2022/11/16/C/4490	UPSIDA	New	Mahadeva Singh	8596526356	ravi.kumar22@medhaj.com	MTCPL	Residential
4	2022/11/15/C/7337	UPSIDA	New	Mahadeva Singh	8596526356	ravi.kumar22@medhaj.com	MTCPL	Residential
5	2022/11/12/C/3388	UPSIDA	New	V Singh	7485965263	ravi.kumar1234@medhaj.com	Barabanki	Residential

In Process Application –

upsida.obpas.co.in/admin/all_inprocess_application_completion_arch.php

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All In-Process Application - Completion

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Sr no.	AIN no.	Application For	Owner name	Mobile no.	Email ID	Unit name	Property Type	Date Time	Status	Scrutiny
No data available in table										

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All Approved Application - Completion

Completion / Approved Application

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Sr no.	AIN no.	Application For	Owner name	Mobile no.	Email ID	Unit name	Property Type	Date Time
1	2022/11/12/C/5686	UPSIDA	10-10-2022	7412589636	ravi.kumar444@medhaj.com	Barabanki	Residential	15 Nov 2022
2	2022/11/14/C/5793	UPSIDA	Vijay Singh	3434633363	ravi.kumar563@medhaj.com	Barabanki	Residential	15 Nov 2022
3	2022/11/14/C/2410	UPSIDA	Vijay Singh	3434633363	ravi.kumar563@medhaj.com	Barabanki	Residential	15 Nov 2022
4	2022/11/15/C/6725	UPSIDA	Vijay Singh	3434633363	ravi.kumar563@medhaj.com	Barabanki	Residential	15 Nov 2022

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Objected Application –

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All Objected Application - Completion

Completion / Objected Application

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Sr no.	AIN no.	Application For	Owner name	Mobile no.	Email ID	Unit name	Property Type	Application Status	Repository
No data available in table									

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All Rejected Application - Completion

Completion / Rejected Application

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Sr no.	AIN no.	Application For	Owner name	Mobile no.	Email ID	Unit name	Property Type	Date Time
1	2022/11/15/C/2484	UPSIDA	Vijay Singh	3434633363	ravi.kumar563@medhaj.com	Barabanki	Residential	15 Nov 2022

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