

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

(Purchasable FAR)

Version – 1.0

Designed and Drafted by –
Medhaj Techno Concept Pvt. Ltd.

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/login.php>

Manual – Purchasable FAR

Purchasable FAR

‘Purchasable FAR’ means the additional FAR, which an old allottee can purchase over and above the FAR that was specifically allowed to him at the time of allotment. The maximum purchasable FAR shall be allowed up to the maximum limit of applicable FAR in these regulations.

(1) Provision of purchasable FAR in Industrial, Warehousing/ Go down and truck terminal plots may be considered on payment of charges as prescribed, where:

- (i) The Plots exist on **18 mtrs.** and above wide road.
- (ii) The allottee wants to construct a new building on the vacant plot.

OR

The allottee wants to construct a new additional building within the limits of permissible ground coverage.

OR

The allottee has already constructed building within purchasable F.A.R limits The Floor Area Ratio for Industrial, Warehousing/ Go down and truck terminal plots may be allowed to the extent given in the table below on purchasable basis on payment of charges as prescribed in this chapter on terms and conditions enumerated in this chapter of this regulation:

As Per Revised Clause

Plot Location	Purpose	Maximum F.A.R.
Plots on roads of 18-meter width	Industrial/Warehouse/Go down	2.5
	Truck Terminal	1.5
Plots on roads of more than 18-meter width	Industrial/Warehouse/Go down	2.5
	Truck Terminal	2.0

(2) Old Occupiers of plots for any premises use may purchase FAR to the extent of maximum FAR including purchasable as per Clause-1 of this chapter prevailing for the same premises use at the time of application for demand of additional purchasable FAR as per theses regulations, over and above the FAR that was allowed to them at the time of allotment/conversion of premises use. Such additional FAR shall be permitted on payment of prescribed charges as per clause (6) of this chapter in this regulation subject to restrictions imposed by Authority, if any, in this regard.

(3) In case the proposal is found to be in accordance with the provision of this regulation and sufficient supportive infrastructure is available in Industrial Development Area Purchasable FAR up to the limit specified above in Clause-2 in this chapter may be permitted by Chief Executive Officer based on the Regional requirements for additional FAR subject to conditions specified in Clause (4) of this chapter of the Regulation.

(4) Purchasable FAR shall be allowed with the following provisions/ conditions:-

- i. No construction shall be allowed beyond the limit of maximum permissible ground coverage.
- ii. Parking facilities shall be provided within the plot as per the provisions of this regulation 119
- iii. No objection certificate from the Airport Authority of India/ Competent Authority shall be obtained for the height of the building wherever applicable.
- iv. Structural design shall be submitted duly verified by Structural Engineer as authorized in this Regulation in case where additional floors are being proposed.
- v. No objection certificate from Fire Safety and Environmental Clearance shall be obtained from the Competent Authorities.
- vi. Purchasable FAR shall be applicable only on the basis of assessment of planned and available physical infrastructure.
- vii. In case where purchasable FAR is allowed, the Authority shall permit increase in the height of building as per requirement.
- viii. Additional Proportionate residential units shall be allowed on the purchasable FAR for Group Housing.

Note:-

- i. Purchasable FAR is an enabling provision. It shall not be allowed to occupier as a matter of right.
- ii. With the consideration of Traffic density, conditions of approach road, availability of physical infrastructure, distance from the protected area and heritage sites or in the light of planning standards, the Authority may identify the zones/ areas where purchasable FAR shall not be allowed.

(5) Calculation Method for the rate of charges of Purchasable FAR:-

Rate assessment for purchasable FAR shall be calculated in proportion to the land requirement for additional built up area. The Fraction of land value shall be charged from the occupier on the basis of following formula:-

$C = Le \times Rc \times PC = \text{Charge}$

$Le = \text{Proportionate Land required against purchasable FAR i.e. } Fp \times 100 / FAR$
 $Fp = \text{Allowed Additional covered area (sq.mtr.) as per purchasable FAR.}$

$FAR = \text{Floor Area Ratio allowed to occupier as per UPSIDA regulations at the time of allotment of plot prior to consideration of purchasable FAR.}$

$Rc = \text{Prevailing Lease Premium Rate of Plot (applicable prevailing rates for the sector in which the plot is located)}$

$P = \text{Value of purchasable Factor is as follows:- Industrial}=0.30 \text{ Warehousing/Go Down}=0.30$

$\text{Truck Terminal}=0.30 \text{ All}$

$\text{other land uses}=1.00$

Note:-

- i. In case the Construction on the plot is found to be beyond previously sanctioned FAR at the time of application, the charges of un-sanctioned area shall be payable at the rate of Rs. 200/-

per sq mtr along with the submission 120 of Application for sanction of purchasable FAR. This penalty shall be over and above the fee charged for purchasable FAR and Compounding of Offences as per chapter-XIII.

- ii. In case the construction is beyond the limit of purchasable F.A.R as per this Regulation, the occupier will have to first remove the extra construction beyond permitted F.A.R., before sanction of purchasable F.A.R.

URL to access OBPAS platform - <https://upsida.obpas.up.gov.in/>

Login Requirement:

- 1) **Registered Email ID or Mobile No or SMART-DCR Unique ID**
- 2) **Secure Password**
- 3) **Active OTP**

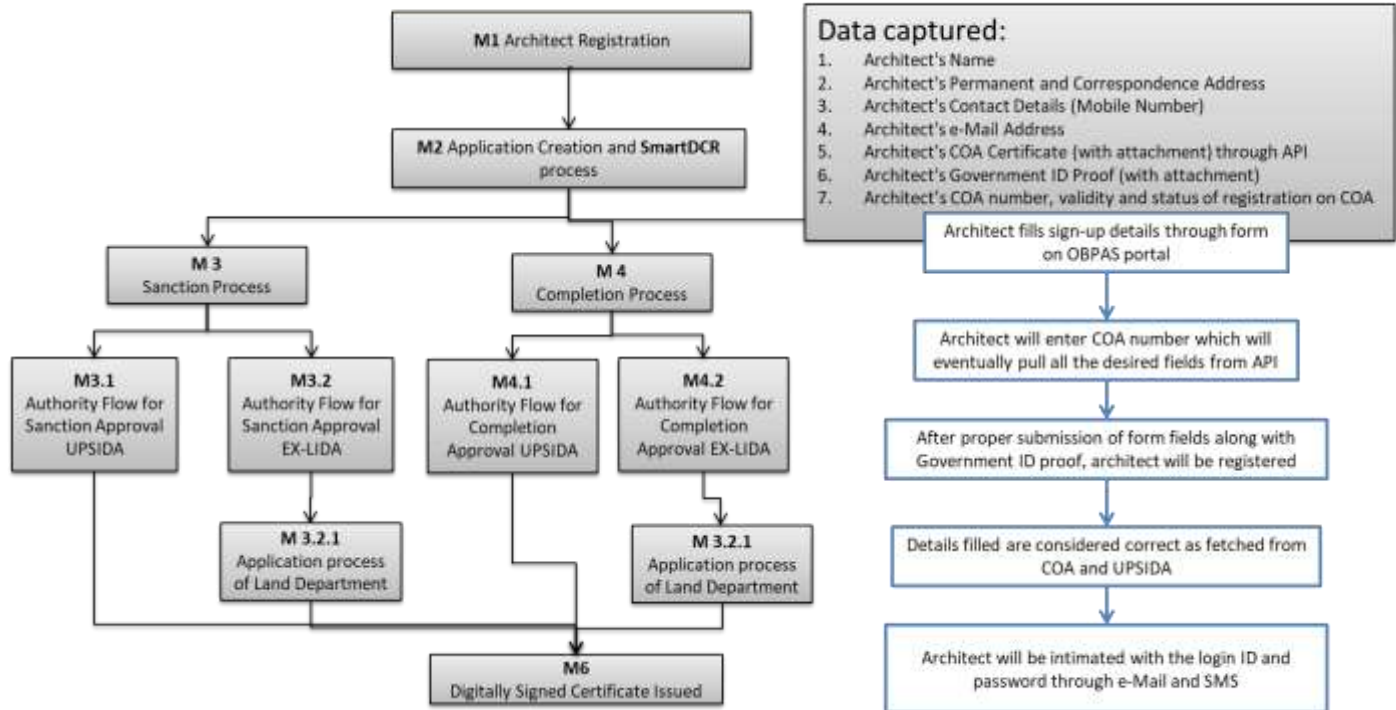
OTP system will create advanced higher level application security. One time password will be sent through SMS/e-Mail/WhatsApp, every login to avoid unauthorized visitors and newly generated OTP will be active for next 15 minutes only, after 15 minutes it will be deactivated.

Features of Smart DCR System

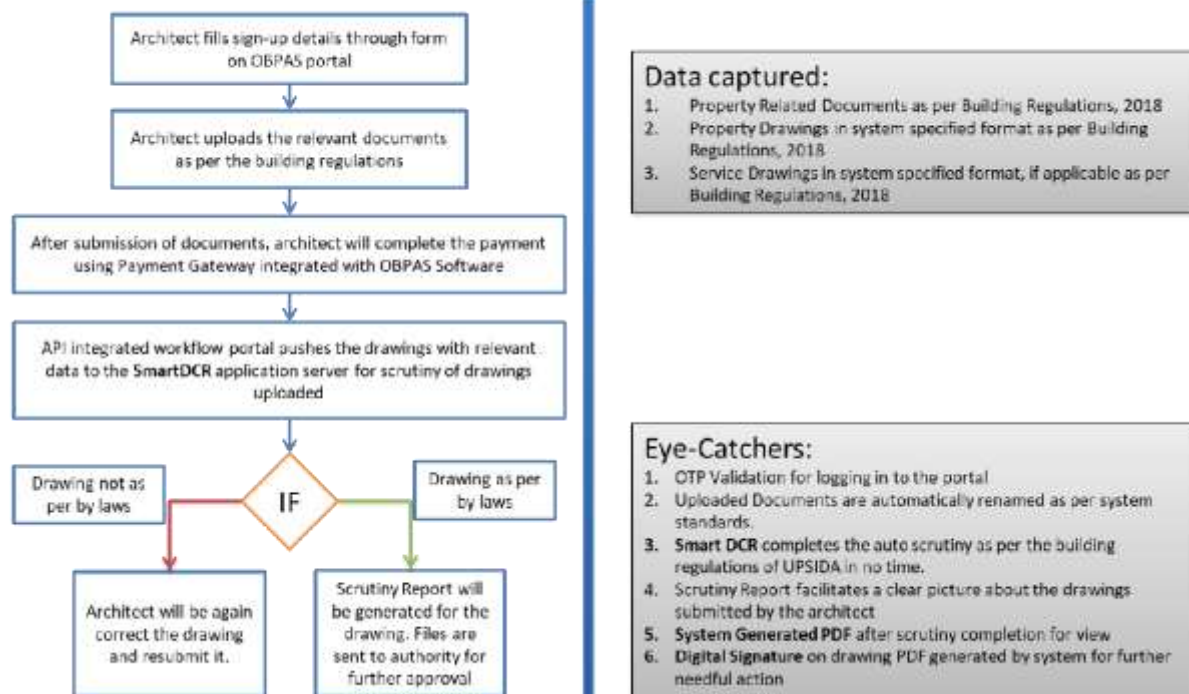
1. **Drawing submitted in AutoCAD format:** Smart DCR reads drawing drawn in AutoCAD (any) formats automatically. Verifications according to the type of the project-All Smart DCR.
2. **Verifications are done according to project type-** Building permission for sub-division /Amalgamation.
3. **Auto-Detection of building use:** It can detect use of building (e.g., Residential, Commercial or mixed) and can also auto detect Building Structure (e.g., High-rise Bldg. or Low-rise Bldg) by drawings.
4. **Block Diagram:** Smart DCR generates Block diagram for each Floor and provides dimensions with Area Calculation.
5. **Generation of Scrutiny Reports:** Smart DCR shall generate the various scrutiny reports dynamically based on the Uttar Pradesh State Industrial Development Authority Rules described by the respective Authority. Generated report shows the Failed/Passed items with their rules in a very user friendly viewable/printable format. After scanning and saving the drawing, scrutiny reports are generated where all failed and passed rules are displayed with required/permissible values along with proposed values so that architect can easily correct the drawing.

UPSIDA: Online Building Map Submission and Automated Scrutiny System Flow Diagram

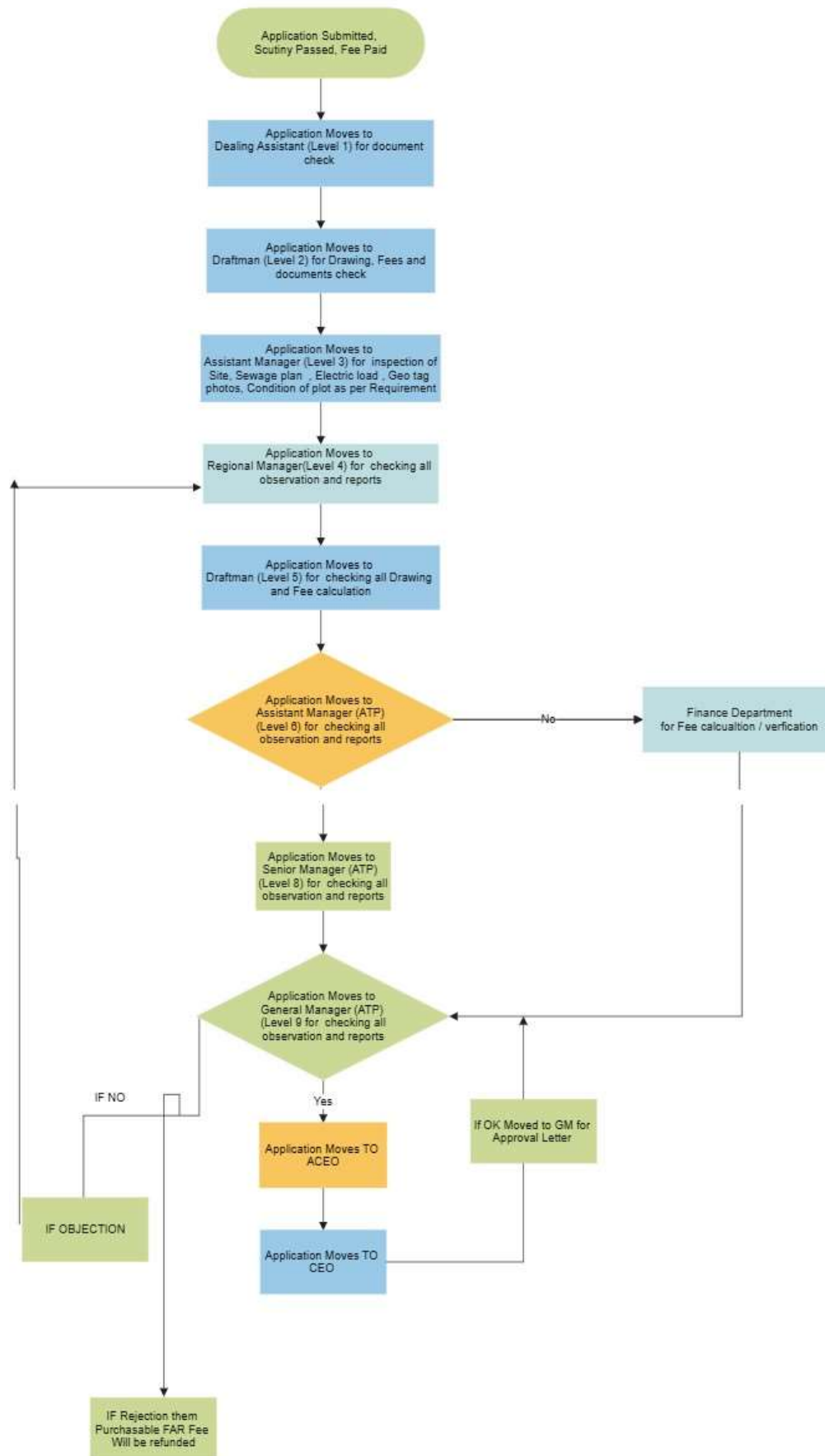
Application Process Flow Diagram



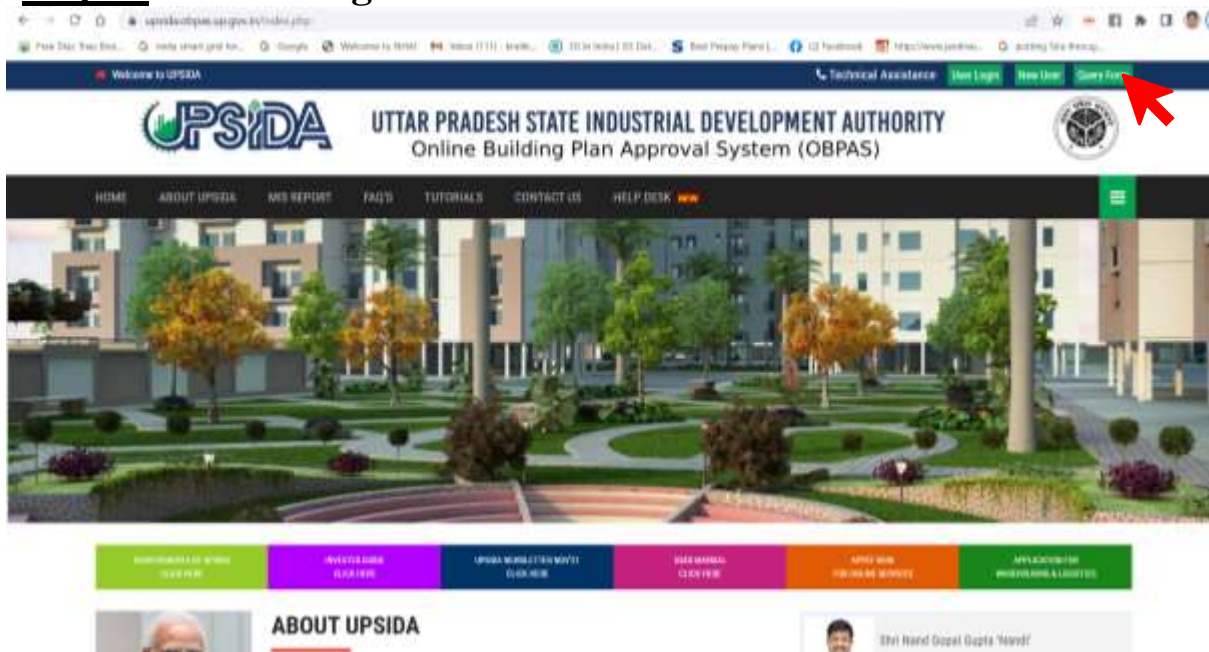
M2 Application Creation and Smart DCR process



Application Process Flow Diagram For Officer



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

The screenshot shows the registration form for the UPSIDA Online Building Plan Approval System (OBPAS). The form has a green header with the UPSIDA logo and the system name. Below the header is a 'Registration Form' section with a 'Login' button. A red arrow points to the 'Allottee' button under the 'Want To Register As?' section. Below the buttons is a green footer with contact information: 'For Queries and Support, Please Contact Us' and 'Contact no.: +91 8090454694'.

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.

upsida.upsidap.gov.in/obpas_reg_form.php

Uttar Pradesh State Industrial Development Authority
Online Building Plan Approval System (OBPAS)

Applicant Registration Form [Login](#)

Disclaimer : Kindly note that there is **NO REGISTRATION FEE** for registering or obtaining password for UPSIDA-OBPAS w

[Back](#)

Want to register as **UPSIDA*** **EX-UDA***

Allotment Letter no.* <input type="text"/>	Phone No.* <input type="text"/>	Email ID* <input type="text"/>
Allottee Name* <input type="text"/>	Address 1* <input type="text"/>	Address 2 <input type="text"/>
Father Name* <input type="text"/>	Plot No.* <input type="text"/>	Total Allotted plot Area (in Sqm.)* <input type="text"/>
Industrial Area* <input type="text"/>	Author No.* <input type="text"/>	Date of Allotment* <input type="text"/>
Allotment Type* <input type="text"/>	Project Value (in Crores)* <input type="text"/>	Product Manufactured* <input type="text"/>

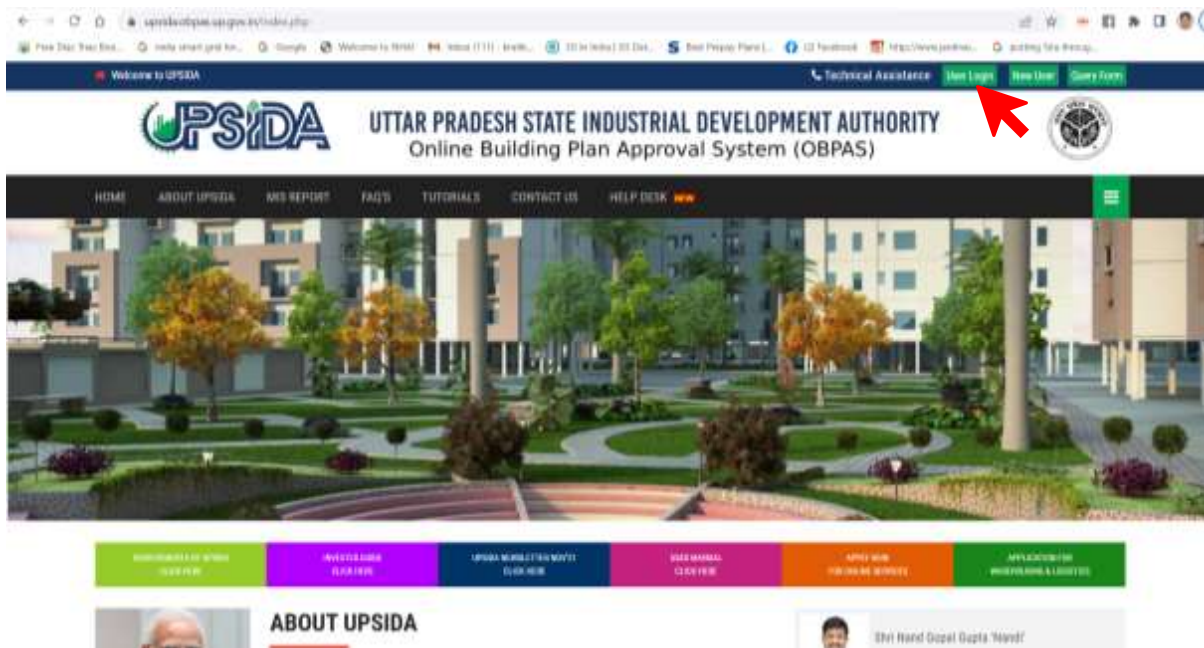
Date of Lease deed* <input type="text"/>	Authorized Signatory Name* <input type="text"/>	Authorized Signatory Address* <input type="text"/>
Authorized Signatory Phone* <input type="text"/>	Authorized Signatory Email ID* <input type="text"/>	Company Name* <input type="text"/>
Firm Constitution <input type="text"/>	Pen Card No.* <input type="text"/>	CIN No. <input type="text"/>
GST No. <input type="text"/>	Land District* <input type="text"/>	

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

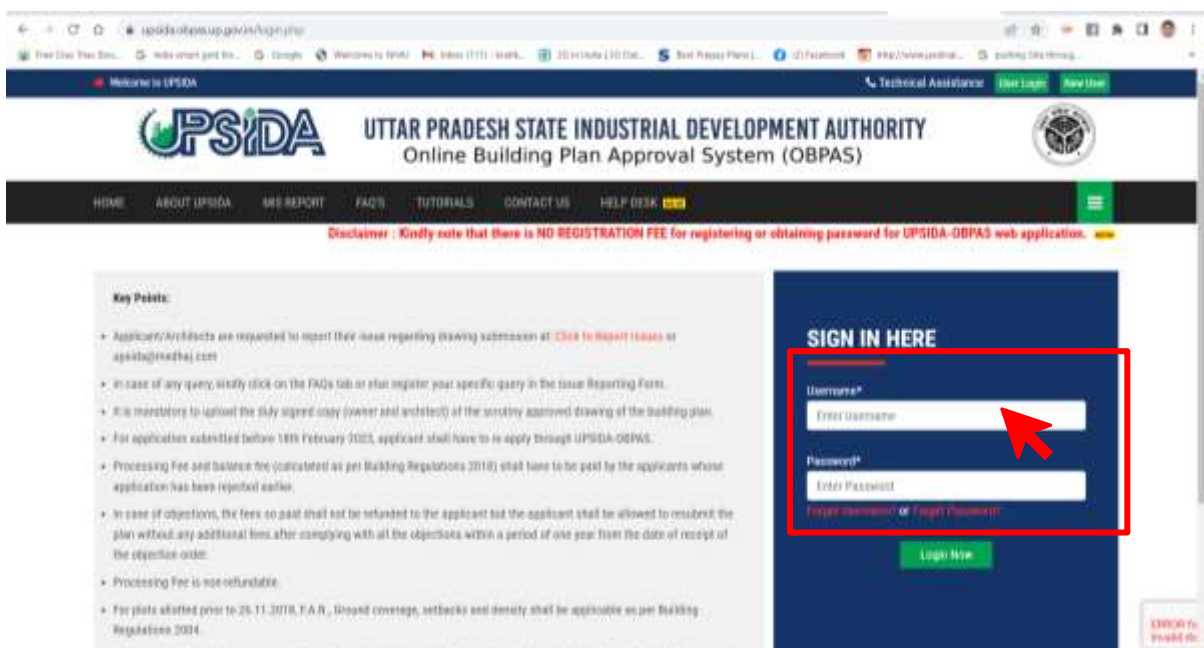
[Signup Now](#)

For Queries and Support, Please Contact Us
 Contact no.: +91 8090454694
 E-Mail ID: upsida.helpdesk@medhaj.com
 Helpdesk is available on all working days from 10:00 AM to 6:00 PM

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



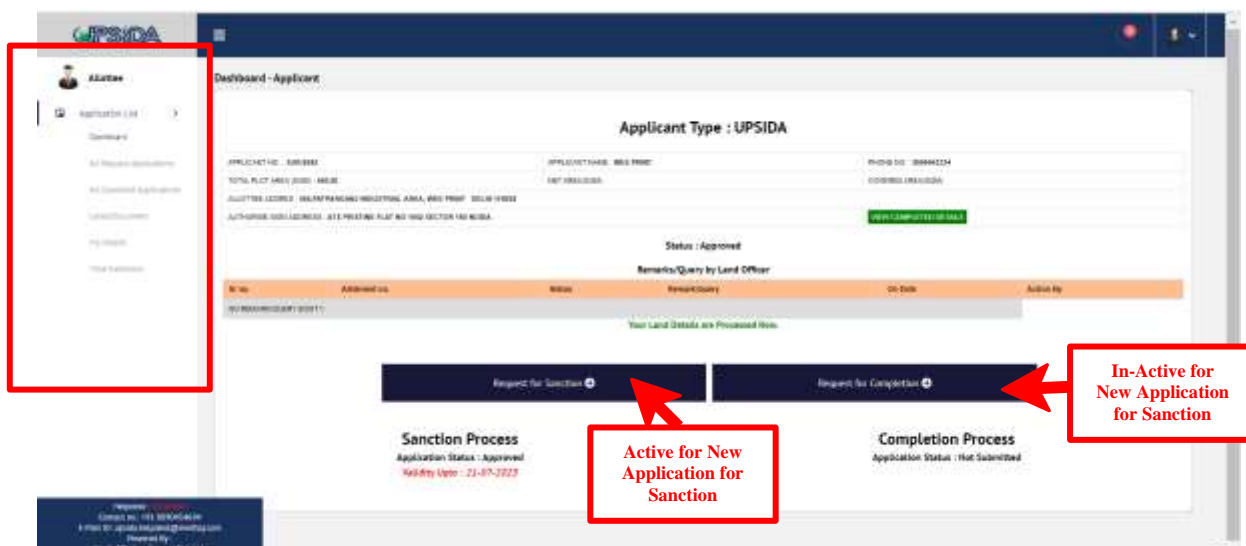
Enter the Username and Password:



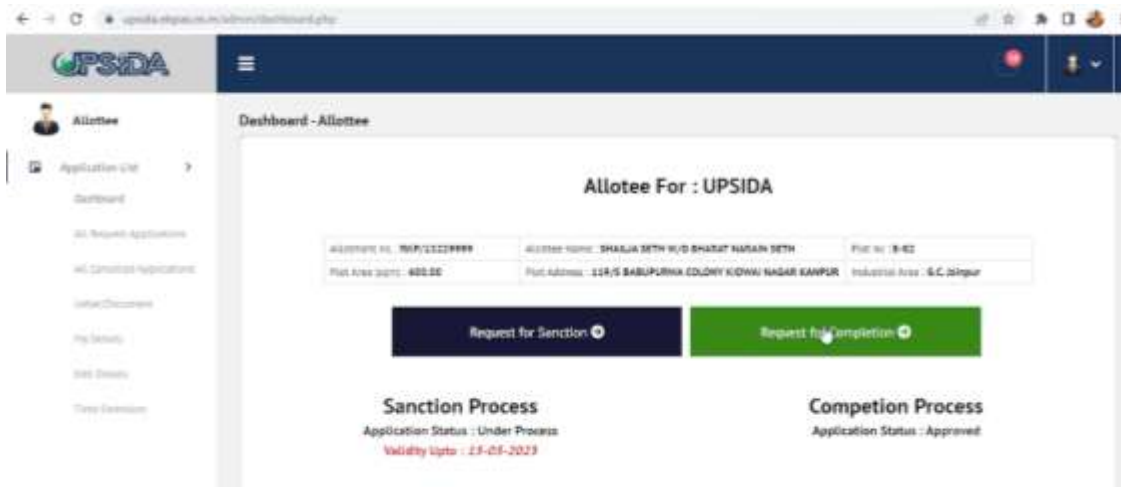
Once User Credentials are entered and OTP will be received on the registered mobile number and email id, which shall be mandatory to be entered each time the user logs-in.



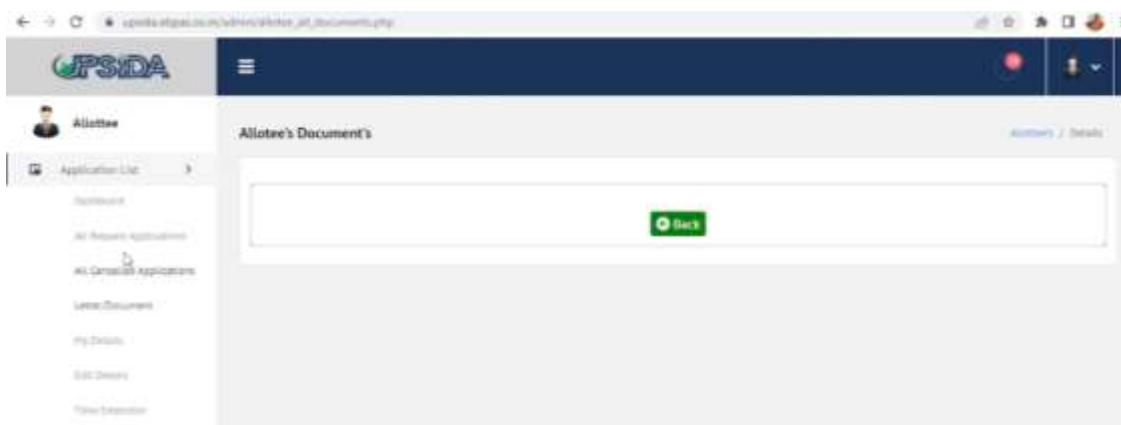
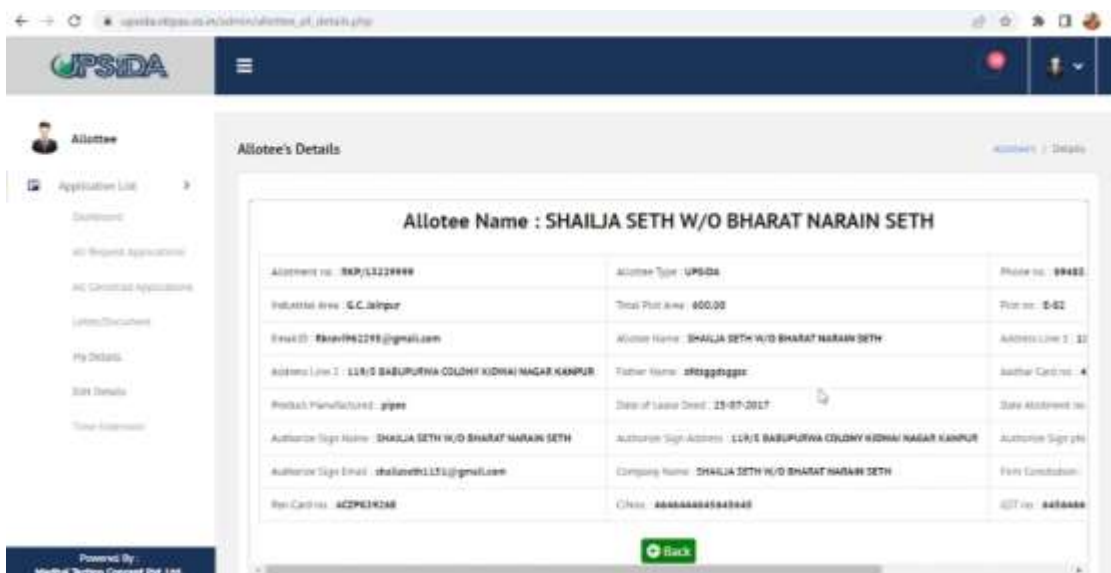
Once the OTP is entered the user will be redirected to the Dashboard-Allottee

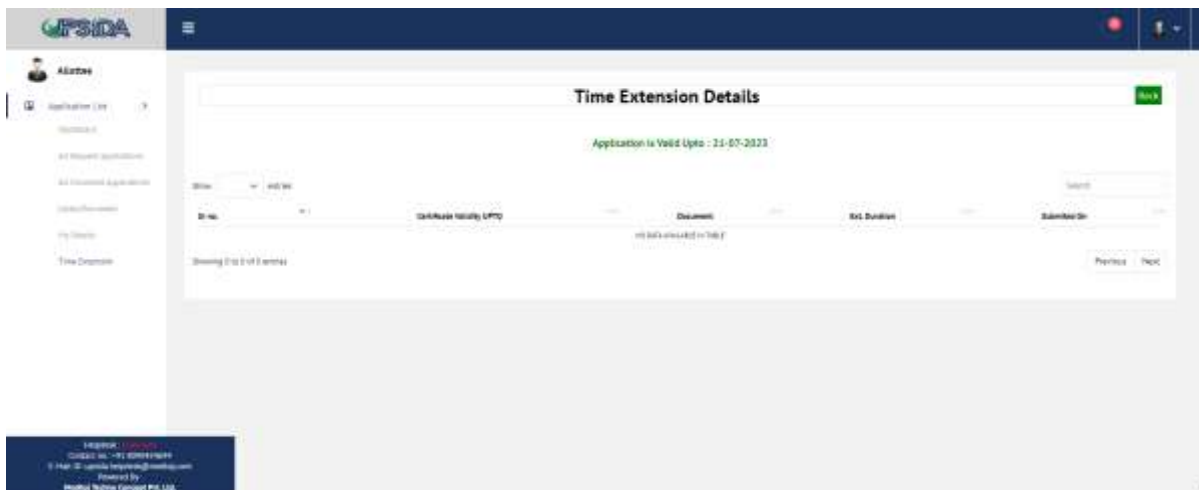
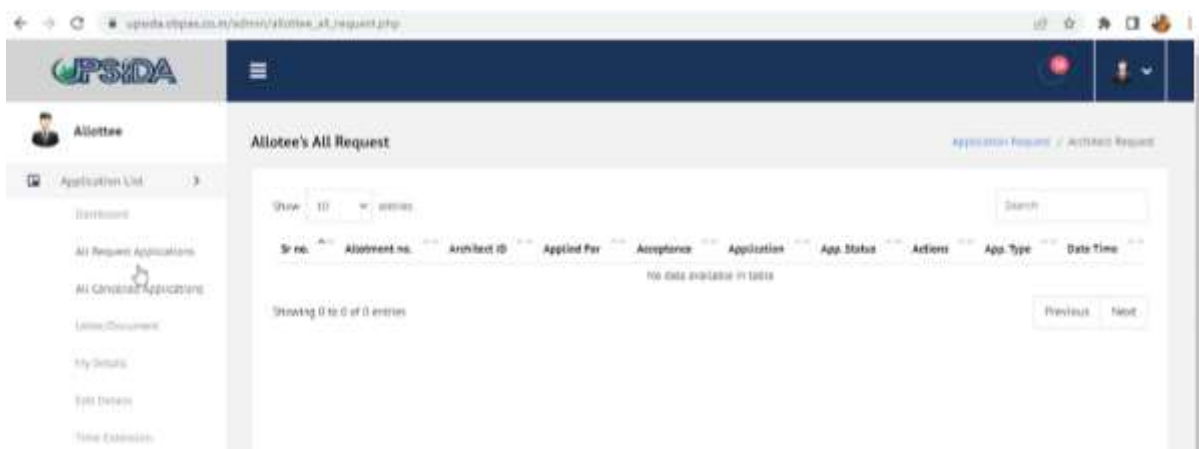
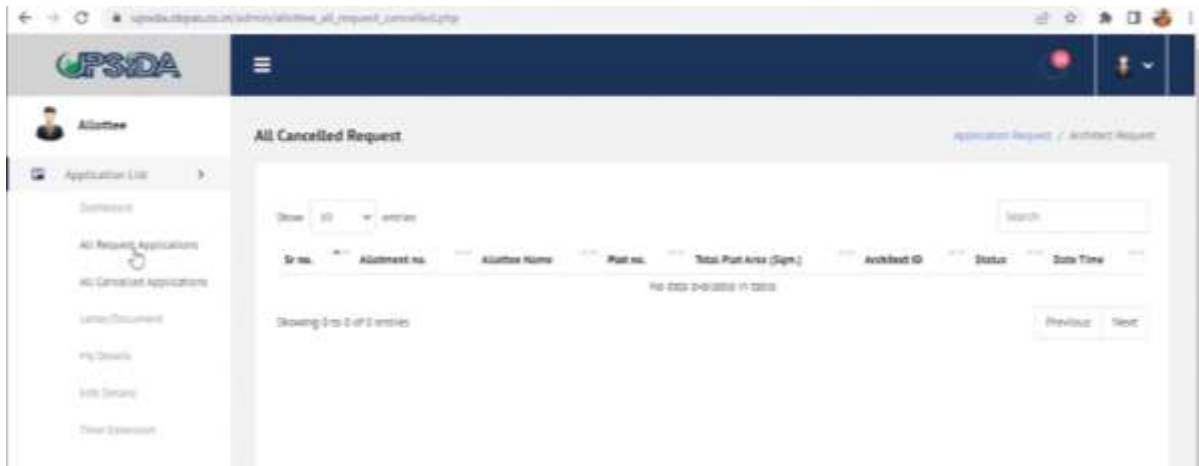


For allottee applying for Sanction Process, 'Request for Sanction' button will be active.
 Kindly Note – The Allottee can select 'Request for Completion' only if Sanction is Approved from the concerned authority. The application status shall be displayed under sanction process.



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





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.

Authorization Request

Authorization of Architect/ Engineer/ Supervisor

Allotment no. Plot no. Plot Area (sq.m)

Request Type Allotment Type

Section Type

Architect/Engineer/Supervisor List

Note: In Case of UDA - Architect/Engineer/Supervisor List will be active only after Land and Engineer Department's Approval.

Architect/Engineer/Supervisor Details

REGISTERED NAME	ARCHITECT/ENGINEER/SUPERVISOR NAME
ARCHITECT/ENGINEER/SUPERVISOR DISTRICT	STATE
ARCHITECT/ENGINEER/SUPERVISOR COUNCIL ID	ARCHITECT/ENGINEER/SUPERVISOR LICENSE NO.

Submit Request

Powered by: Upsda
Contact no: 043 88000434
Email: upda@upda.gov.in
Powered by: Houding Techno Concept Pvt. Ltd.

Authorization Request

Authorization of Architect

Allotment no. Plot no. Plot Area (sq.m)

Industrial Area Allotment Type Request Type

Section Type

Architect List

Note: In Case of UDA - Architect List will be active only after

Architect Details

Registration no.	State	Phone no.
Ravi Kumar Singh CA/2022/00007/ Barabanki		
Shreeves M Reddy CA/2022/00001/ Barabanki		
Vijay Kumar Singh CA/2022/44444/ Sitapur		

Submit Request

Powered by: Houding Techno Concept Pvt. Ltd.

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.

Authorization Request

Authorization of Architect

Allotment no.:
 Plot no.:
 Plot Area (sq.m):
 Industrial Area:
 Allotment Type:
 Request Type:
 Sanction Type:
 Architect List:

Note: In Case of UPSEA, Architect has to fill the entire only after 4 and 5th Document Documents is received

Architect Details

Registration no.: CA/PSA200007	Architect Name: Ravi Kumar Singh	Architect District: Barabanki
State: Uttar Pradesh	Architect Email ID: ravi.kumar22@rediffmail.com	Architect Phone no: 9934896411

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

←

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ipmids@ipmids-cs-01:~/admin/allotment_request.php

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UPSIDA

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Dashboard

All Request Applications

All Cancelled Applications

Cancel/Reschedule

My Details

Bank Details

Travel Submissions

Showing 1 to 1 of 1 entries

Previous

1

Next

Sr. no.	Allotment no.	Architect ID	Applied For	Acceptance	Application	App. Status	Actions	App. Type	Date Time	
1	RQP11228996	all-000007	view	Completion	Pending	Not Applied	Not Initiated	<div>Cancel</div>	New	2022-12-08 10:19:55

The request sent to respective Architect shall be displayed on Architect's Dashboard as follows:

PSIDA

Architect

Application

Architect Request

Accepted / Reported

Approved Application

Canceled Application

Search Manager

Completion Manager

RTS Report Manager

Download Formulas

Tutorials

All Requested Applications

Application Request / Architect Request

Search

Contact no.	Plot no.	Plot Area (sq.m)	Application Type	Applied For	Status	Actions	Date Time	
WMAW 3274	2949222233	S-02	600.00	New	Completion	New	<div>AcceptReject</div>	2022-12-08 10:19:55

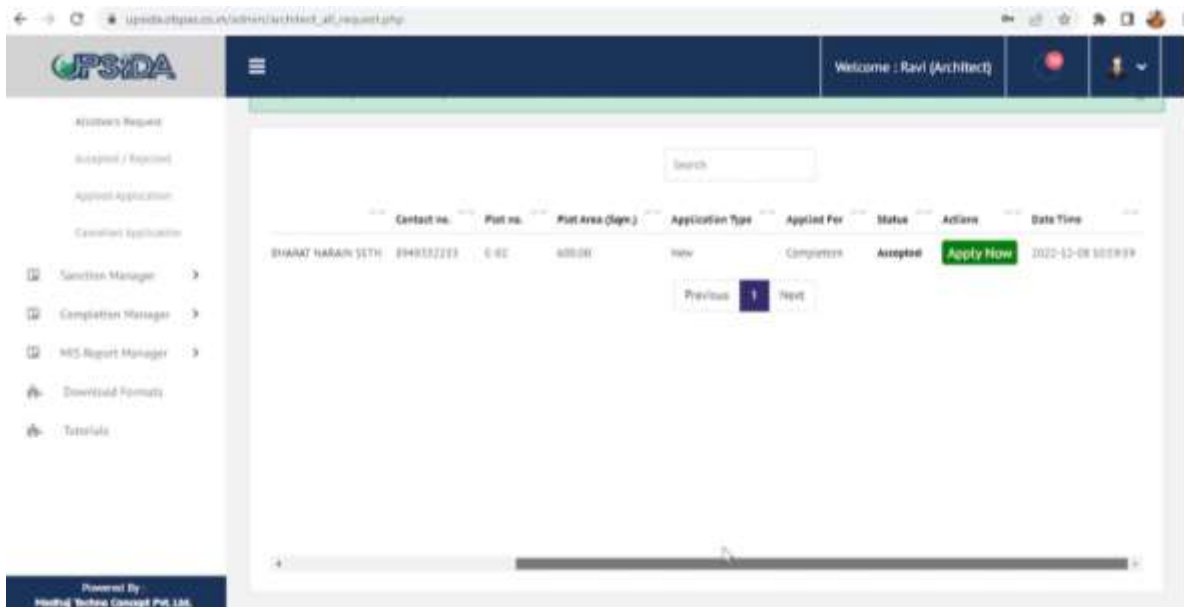
Previous

1

Next

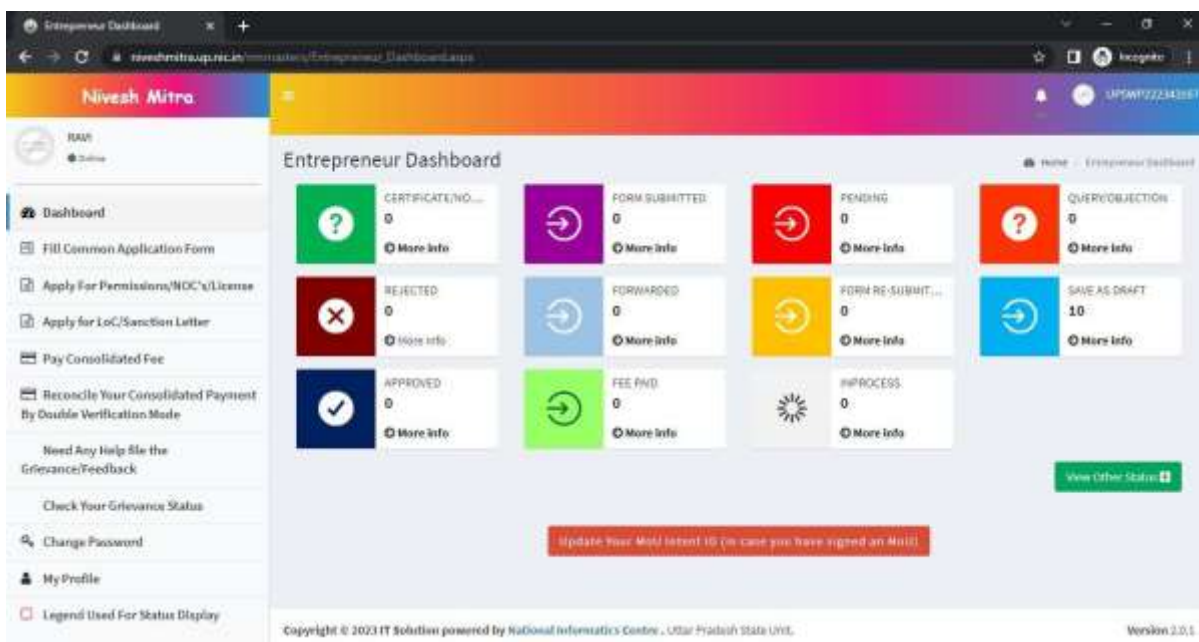
Powered By :
Heating Systems Concept Pvt. Ltd.

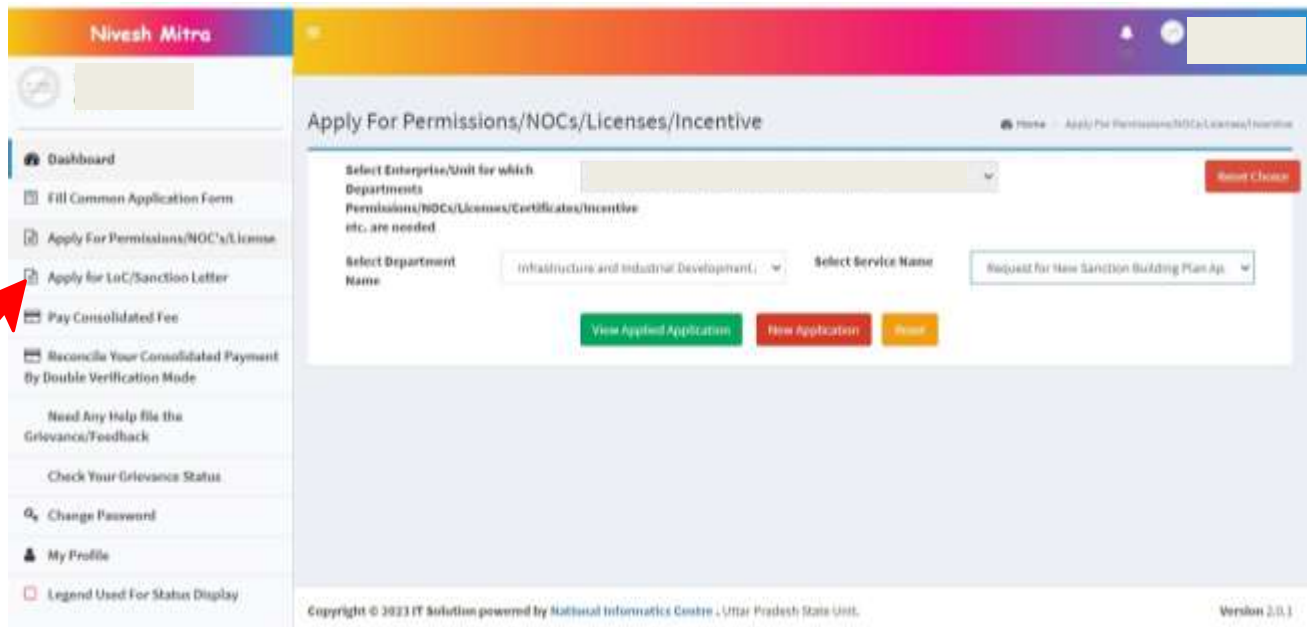
Upon acceptance of allottees request, the architect can proceed to Apply for Sanction Process:



Step 3: Sanction Process:

Visit Nivesh Mitra and login through user credentials:





Nivesh Mitra

Apply For Permissions/NOCs/Licenses/Incentive

Select Enterprise/Unit for which Departments Permissions/NOCs/Licenses/Certificates/Incentive etc. are needed

Select Department Name: Infrastructure and Industrial Development

Select Service Name: Request for New Sanction Building Plan Ap.

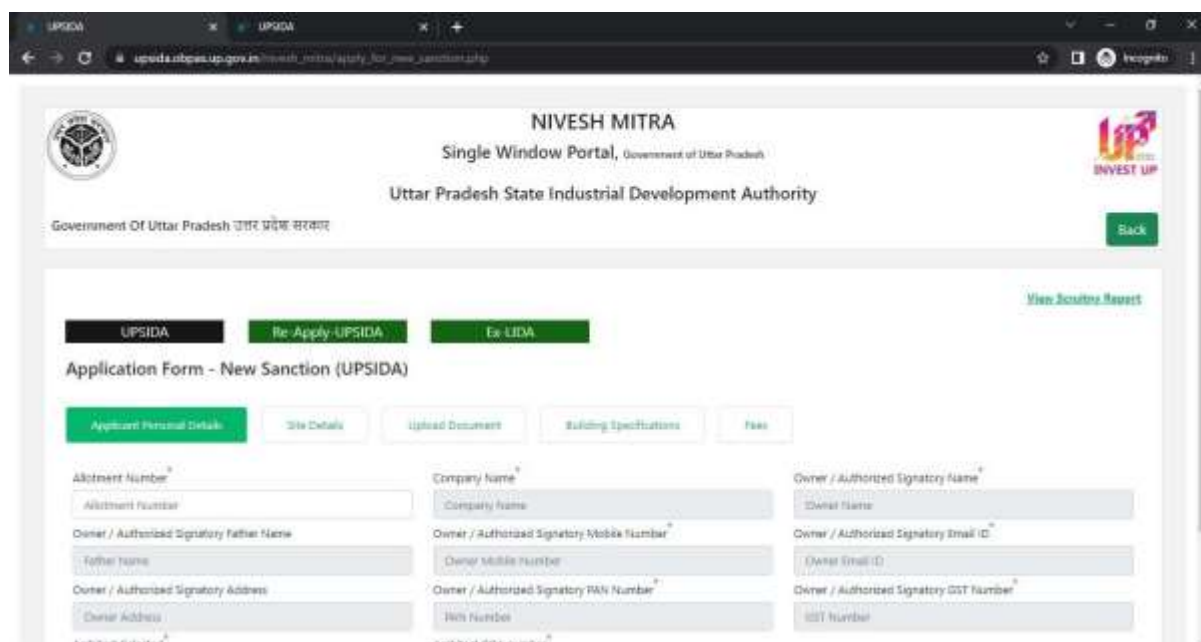
Buttons: View Applied Application, New Application, Renew

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- 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



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

Government Of Uttar Pradesh उत्तर प्रदेश सरकार

Buttons: UPSIDA, Re-Apply-UPSIDA, Ex-UPSIDA, View Scrutiny Report, Back

Application Form - New Sanction (UPSIDA)

Sections: Applicant Personal Details, Site Details, Upload Document, Building Specifications, Fees

Fields:

- Allocation Number*
- Company Name*
- Owner / Authorized Signatory Name*
- Owner / Authorized Signatory Father Name*
- Owner / Authorized Signatory Mobile Number*
- Owner / Authorized Signatory Email ID*
- Owner / Authorized Signatory Address*
- Owner / Authorized Signatory PAN Number*
- Owner / Authorized Signatory GST Number*
- Architect Selected*
- Architect COA number*

For Purchasable FAR calculation, plot area, Permissible FAR, PreviousSanction FAR, Previous Permissible FAR will be mandatory*

Application Form - New Sanction (UPSIDA)

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

Plot Area (Sq.m) Total Proposed Area (FAR x PION - FAR) (Sq.m)

Area Developed for FAR (Prior or After 31st March 2021)

Proposed Ground Coverage (Sq.m) Proposed FAR (Sq.m)

Permissible Ground Coverage (Sq.m) Permissible FAR (Sq.m)

Previous Sanction FAR (Up to two decimal) Previous Permissible FAR (Up to two decimal)

Front Set Back (Sq.m) Left Hand Side Set Back (Sq.m)

Right Hand Side Set Back (Sq.m) Rear Set Back (Sq.m)

Height Of Building (Sq.m) Corner Plot ☐ Yes ☒ No

Purchasable FAR ☐ Yes ☒ No

On Basis of above values and formula i.e. (C=Le x Rc x P) mentioned above, Purchasable FAR will be calculated

S.No	Item	Rate	Amount
2	Inspection Charges	10.00 per sqm X Covered Area	0.00
3	Material Stacking Charges	0.50 per sqm X Covered Area	0.00
4	Infrastructure Upgradation Charges	10.00 per sqm X Plot Area	0.00
5	External Development Charges	600.00 per sqm X Plot Area (in case of Bulk Land)	0.00
6	Session Fee	25% of Processing Fees *In case of increased Covered Area Fresh Processing fee will be charge	0.00
7	Revaluation fee	10% of Processing Fees *After Validity Period original Processing fee will be charge	0.00
8	Temporary Structured		
-8a	Labour Hirement	0.25 per sqm x Covered Area	0.00
-8b	Other Fees	25% of Processing Fees	0.00
9	Development Permit Fees	1.00 per Sqm. upto 4 Hectare & 0.5 per sqm. above 4 Hectare on balance area	0.00
10	Unsanctioned Fire-Bulldo Fees	100.00 per Sqm. on Covered Area	0.00
	Purchasable FAR Fees	In case Of Purchasable FAR (C=Le X Rc X P) i.e. Le=Proportionate Land required against purchasable FAR i.e. fp x 100/FAR P=Value of purchasable Factor i.e 0.30 Rc= Prevailing Lease Premium Rate of Plot (applicable prevailing rates for the sector in which the plot is located)	20007280