# **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 allot tee 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 mater width	Industrial/Warehouse/Go down	2.5
Fiols of foads of 18-meter width	Truck Terminal	1.5
Plots on roads of more than 18-meter	Industrial/Warehouse/Go down	2.5
width	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 groundCoverage.
  - ii. Parking facilities shall be provided within the plot as per the provisions of this regulation119
  - iii. No objection certificate from the Airport Authority of India/ Competent Authority shallbe 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 theheight of building as per requirement.
  - viii. Additional Proportionate residential units shall be allowed on the purchasable FAR forGroup 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 x Rc x PC=Charge

Le=Proportionate Land required against purchasable FAR i.e. Fp x 100/FARFp = Allowed Additional covered area(sq.mtr.) as per purchasable FAR.

FAR= Floor Area Ratio allowed to occupier as per UPSIDA regulations at the time of allotment of plotprior to consideration of purchasable FAR.

Rc= Prevailing Lease Premium Rate of Plot (applicable prevailing rates for the sector in which the plotis located) P=Value of purchasable Factor is as follows:- Industrial=0.30Warehousing/Go Down=0.30 Truck Terminal=0.30 All 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.





#### M2 Application Creation and Smart DCR process







## **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 database shall be highlighted, so that the same can be entered by the applicant.

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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



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

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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.

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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.

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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.

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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:

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

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# **Step 3: Sanction Process:**

Visit Nivesh Mitra and login through user credentials:



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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

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

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