

Training Manual – UPSIDA-OBPAS

(Officer Dashboard)

OBPAS software with a single-window management system will enable all building map approval processes like document submission, automatic building map/plan process, online payment, and generating instant sanction/objection/completion letter through a single portal. This will help all the stakeholders to apply for pre-construction and post-construction approval through this single window software – **OBPAS**. It is a seamless and user-friendly interface for the existing, prospective investors and allottees by providing a uniform, transparent and time-bound online platform.

Smart DCR is a unique and innovative solution for automation of Building Plan Approval, reading Auto-CAD drawings and mapping them to development control regulations of the local bodies. “Smart DCR” reads the building entity from drawings that are being submitted by Architects in soft copies, geometrically map each and every entity by corresponding with complex and interlinked rules. It produces relevant reports embedded in drawings as well as in printed format. Smart DCR helps in attaining the e-Governance by supplying all electronic versions of the documents.

URL to access OBPAS platform - <https://upsida.obpas.co.in/index.php>

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. Auto-Generation of FSI & Built-up area Table:** Smart DCR automatically inserts FSI and Built-up Area Tables with floor-wise detail of each Building. Same way inserts FSI and Built-up Area Table for whole Project.

6. **Auto-Generation Plot area Table:** Smart DCR automatically detects the type of layout proposal – amalgamation or subdivision and creates standard area table as per the case.
7. **Auto-Generation of Area-Statement:** Smart DCR automatically inserts Area Statement with all proposed & permissible value in traditional format.
8. **Section reading & Association:** It reads sections associated with each floor plan, floor section & generates the dimension of the section & each floor by auto dimensioning.
9. **Margin Generation:** Smart DCR scrutinizes the requirement of Margin from Main Road, Plot Boundary, and Open Space etc. itself. Even it shows Proposed Failed Margin with Auto Dimensioning.
10. **Verification with Actual Coverage Area:** Smart DCR verifies built-up area (Max. Coverage area) proposed by auto punching of each floor plan automatically.
11. **Generation of Scrutiny Reports:** Smart DCR shall generates 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 them.

List of Comments of Scrutiny report against Errors in Drawing submitted

S.No.	Comments of Scrutiny Report
1	Polyline Geometry problem. Redraw Polyline
2	Building use text is either misspelled not as per text given in User manual.
3	Non-FAR text is either not found completely enclosed in polyline
4	Block name is either not found completely enclosed in block polyline.
5	Block name in color 10 does not match with block name in color 50
6	More than one Non-FAR text is found
7	Parking stalls on FLOOR-STILT should be drawn in the site.
8	Typical floor text is wrong
9	Circles are not allowed in Floor layers.
10	Rain Water Harvesting is not found
11	Text too small, Height is less than 0.05 m. Increase the height of text.
12	Invalid Object Color. Draw building height as line object.
13	Block / Xref should be removed from Floor layer
14	Setback line is misplaced
15	Two layers starting with Floor has the same name, merge into a single layer
16	Building use Text is not permitted. Place building use permitted text as per the text given in user manual.
17	Mtext is not allowed inside drawing. Remove mtext. Place normal text in dwg.
18	Partially overlapping. Remove the partially overlapped polyline
19	Objects overlap. Remove the duplicate polyline
20	Closed polyline, but Zero Area. Delete the polyline. Draw closed polyline properly.
21	Building use text is not found
22	More than one Building use text is found. Remove duplicate text.

S.No.	Comments of Scrutiny Report
23	Non-FAR text is either misspelled not as per text given in User manual.
24	More than one Block name text is found
25	More than one Block name is found in color 10 polyline.
26	Text overlap. Remove the overlapped text
27	Overlapping Setback boundary. Remove overlapping setback boundary
28	Deductions Outside. Delete the outside deduction polyline
29	Wipeout should be removed from Floor layer
30	Parking stall undersize
31	Drawing scale is not in Metres. Convert whole dwg to metres
32	Exactly copied over one another. Delete the duplicate object.
33	Region should be removed from Floor layer. Delete the region. Draw closed polyline object
34	Critical objects overlap. Remove the overlapped polyline
35	Critical objects inside other object. Delete the duplicate polyline
36	Sewage Treatment Plant polylines cross over the Plot boundary.
37	Drawing should contain any one of the following FSI colors.
38	Stilt height line is not present in the Block
39	Basement height line is not present in the Block.
40	Mezzanine height line is not present in the Block
41	Height of the Building line is not present in the Block
42	Total height of the Building polyline is not present in the Block

PROCESS FLOW - OBPAS: ONLINE BUILDING PLAN APPROVAL SYSTEM

The development process for any building can be summarised in two phases, namely: Pre-Construction (Sanction) and Post-Construction (Completion).

PRE-CONSTRUCTION (SANCTION)

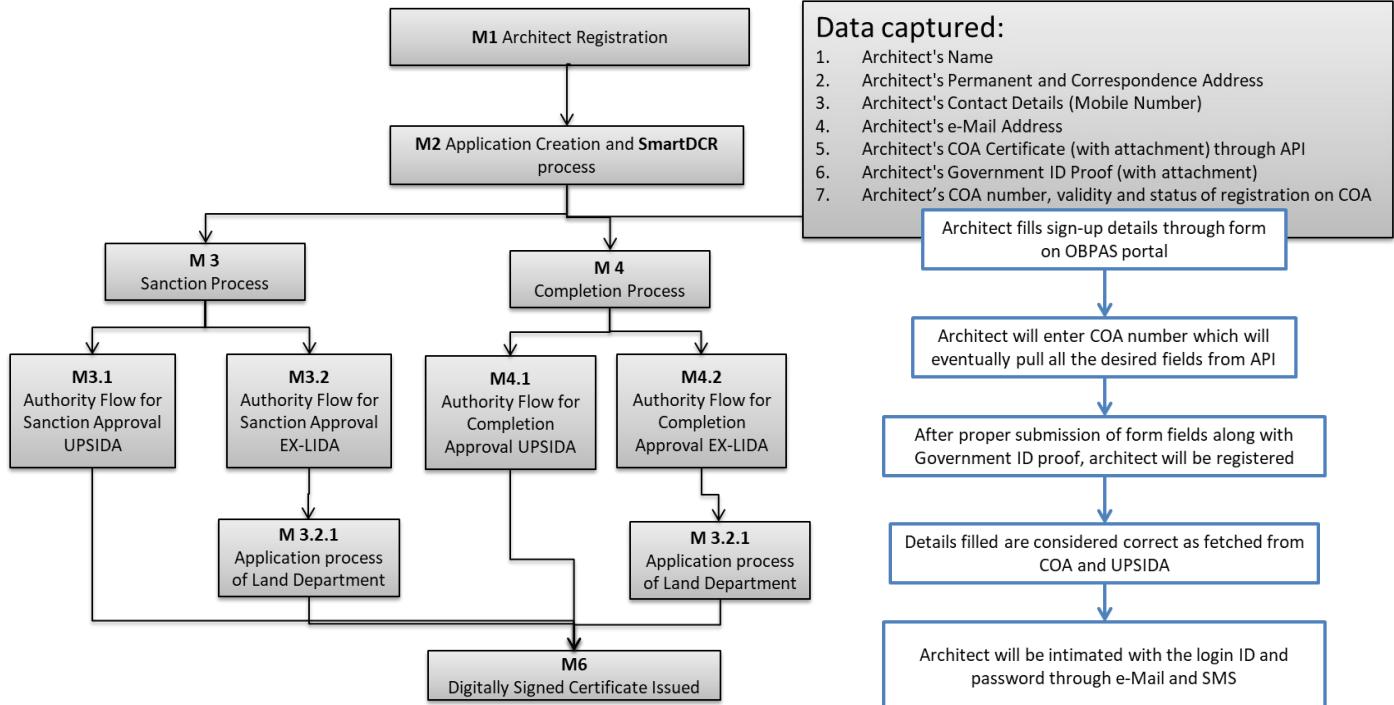
- a. Sanction of New Type of Construction
- b. Sanction of Addition in Approved Map
- c. Sanction of Revision in Approved Map
- d. Sanction of Revalidation in Approved Map
- Application creation for sanction and auto-scrutiny
- Payment for applied map as per building regulation, 2018
- Authority flow for sanction approval
- Issuance of sanction letter and sanction drawing

POST-CONSTRUCTION (COMPLETION)

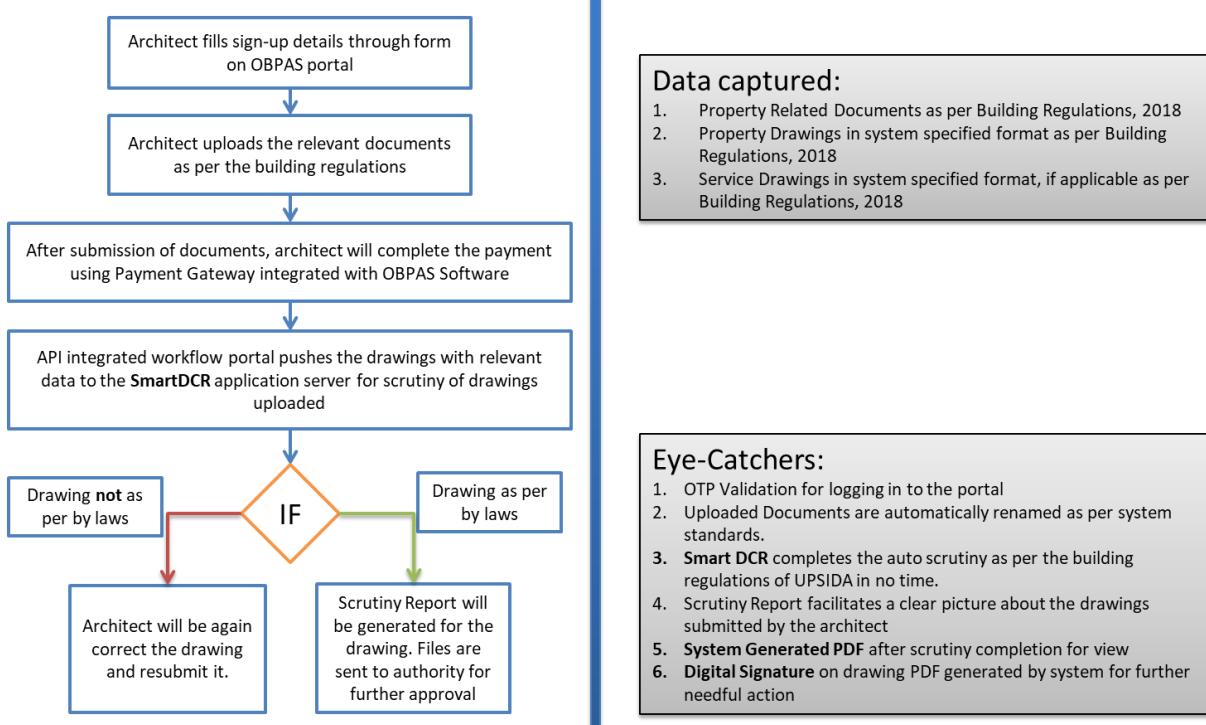
- a. Occupancy / Completion Certificate (Partial/Full Completion)
- Application creation for completion and auto-scrutiny
- Payment for applied map as per building regulation, 2018 and amendments (if any)
- Site inspection by officer for applied completion certificate
- Authority flow for completion certificate
- Issuance of completion letter and completion drawing

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

Application Process Flow Diagram

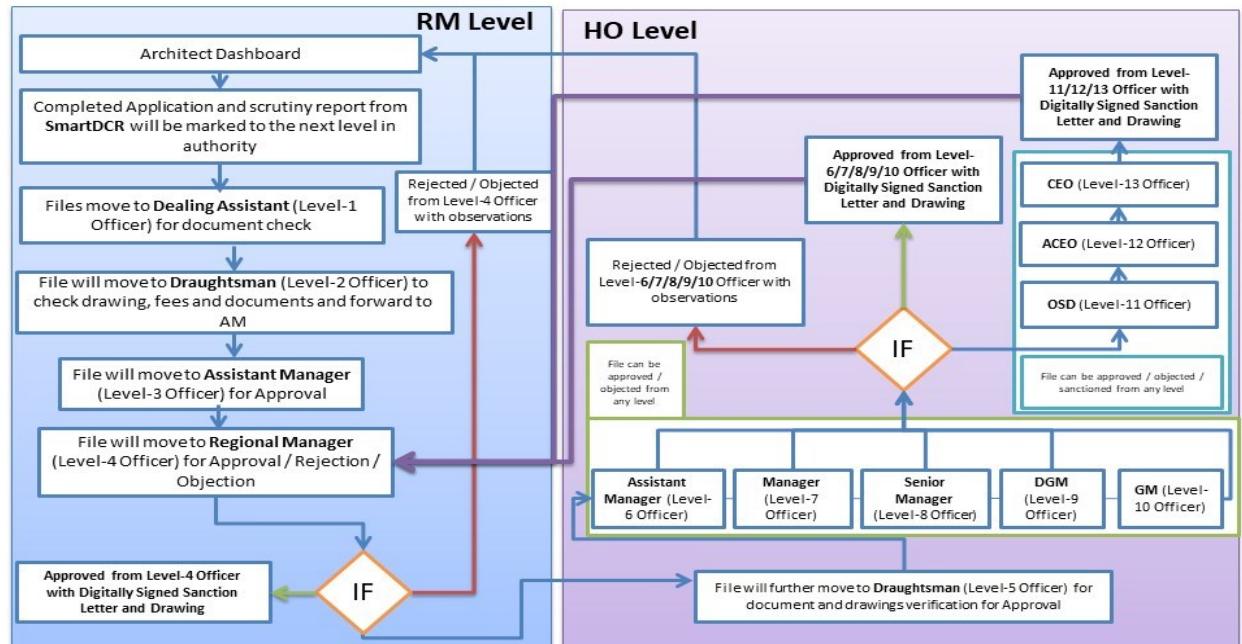


M2 Application Creation and Smart DCR process



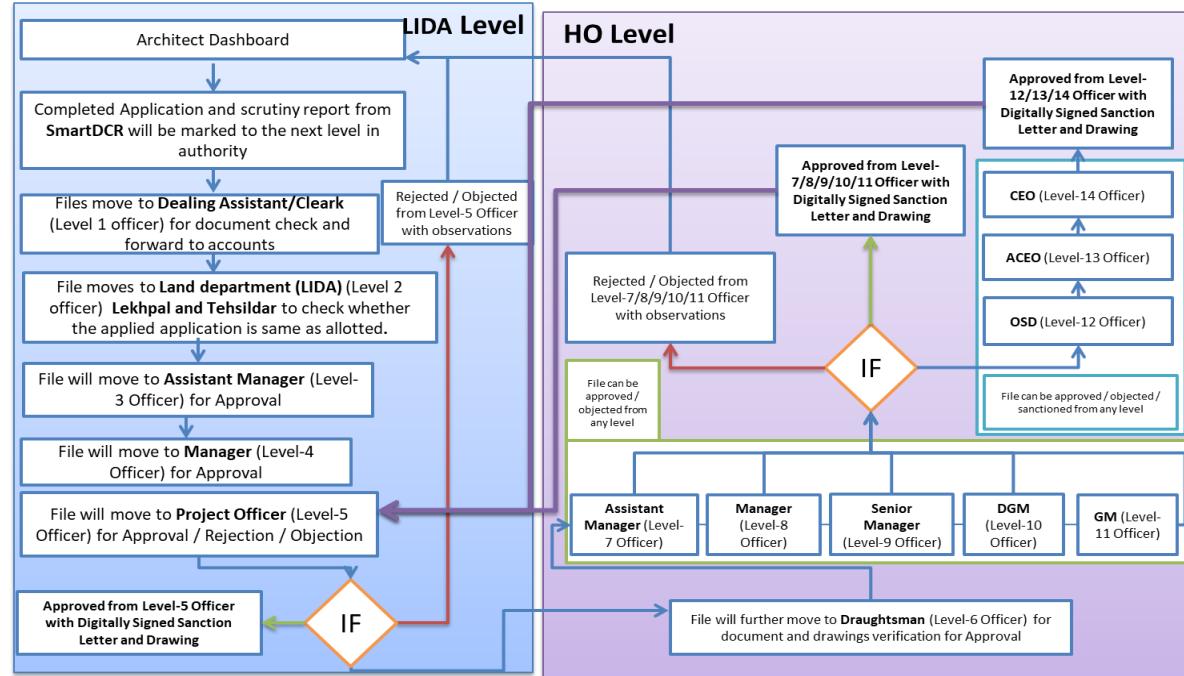
UPSIDA: Online Building Map Submission and Automated Scrutiny System Flow Diagram

M 3.1 Authority Flow for Sanction Approval



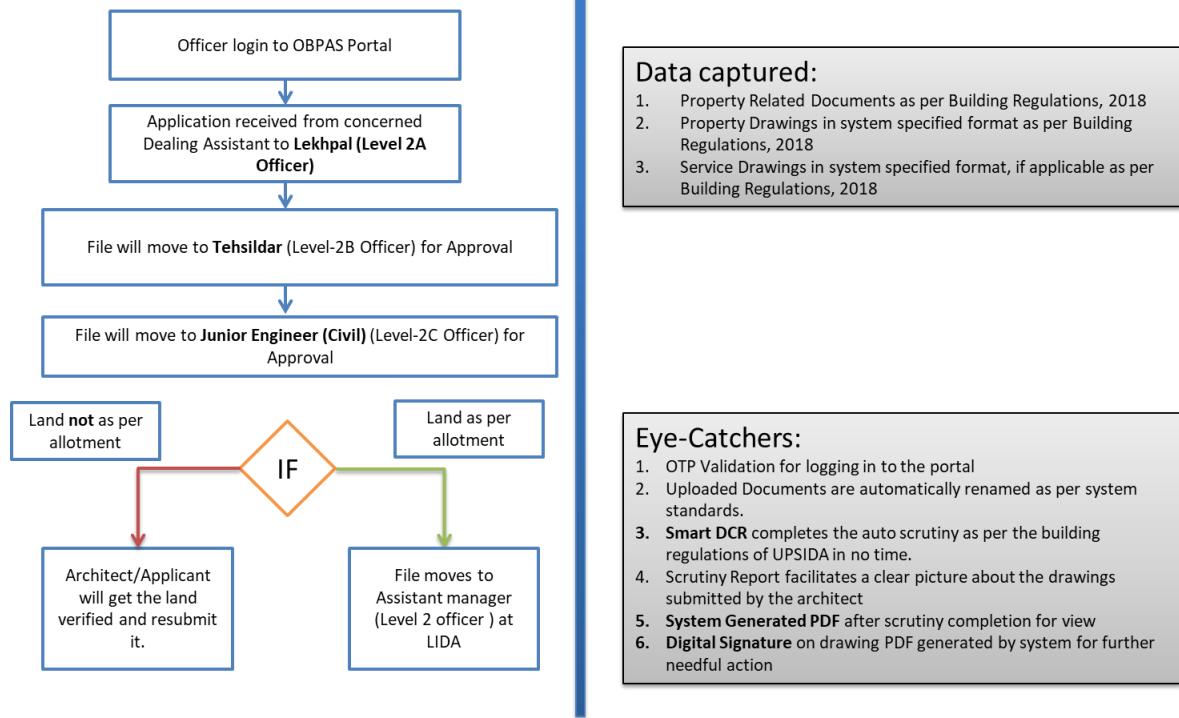
Ex-LIDA: Online Building Map Submission and Automated Scrutiny System Flow Diagram

M 3.2 Authority Flow for Sanction Approval



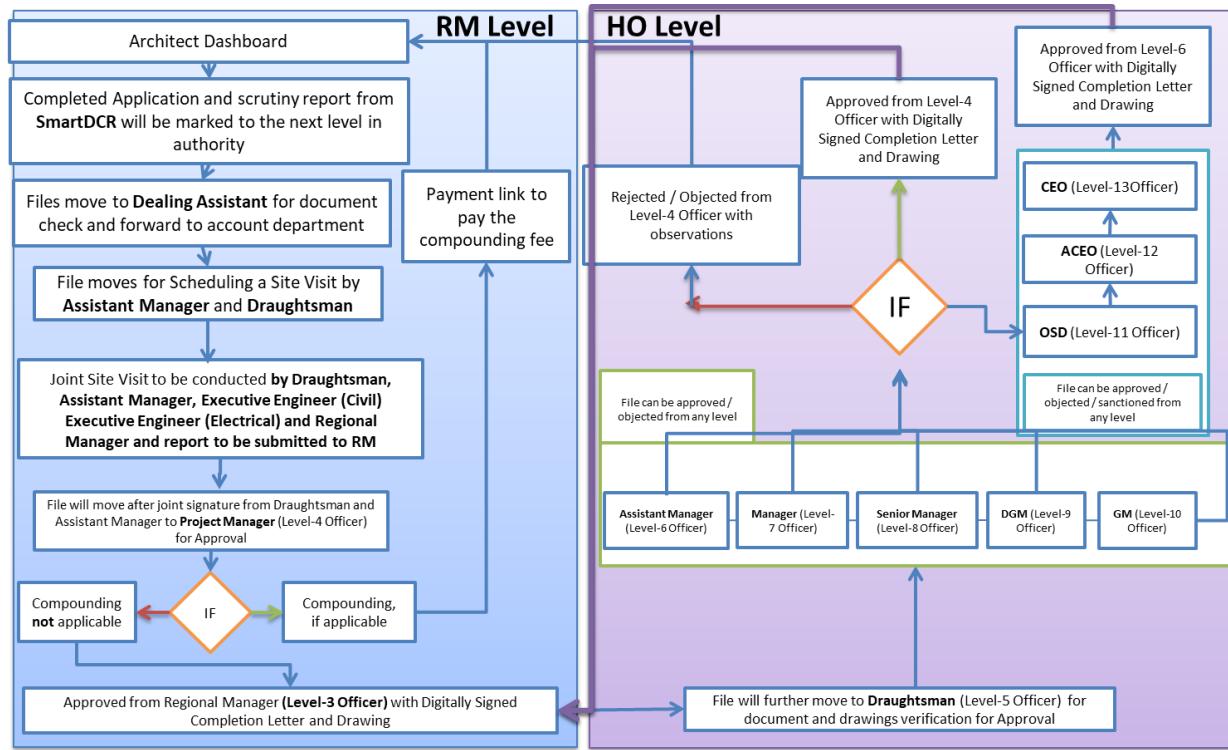
Ex-LIDA: Online Building Map Submission and Automated Scrutiny System Flow Diagram

M 3.2.1 Application process of Land Department



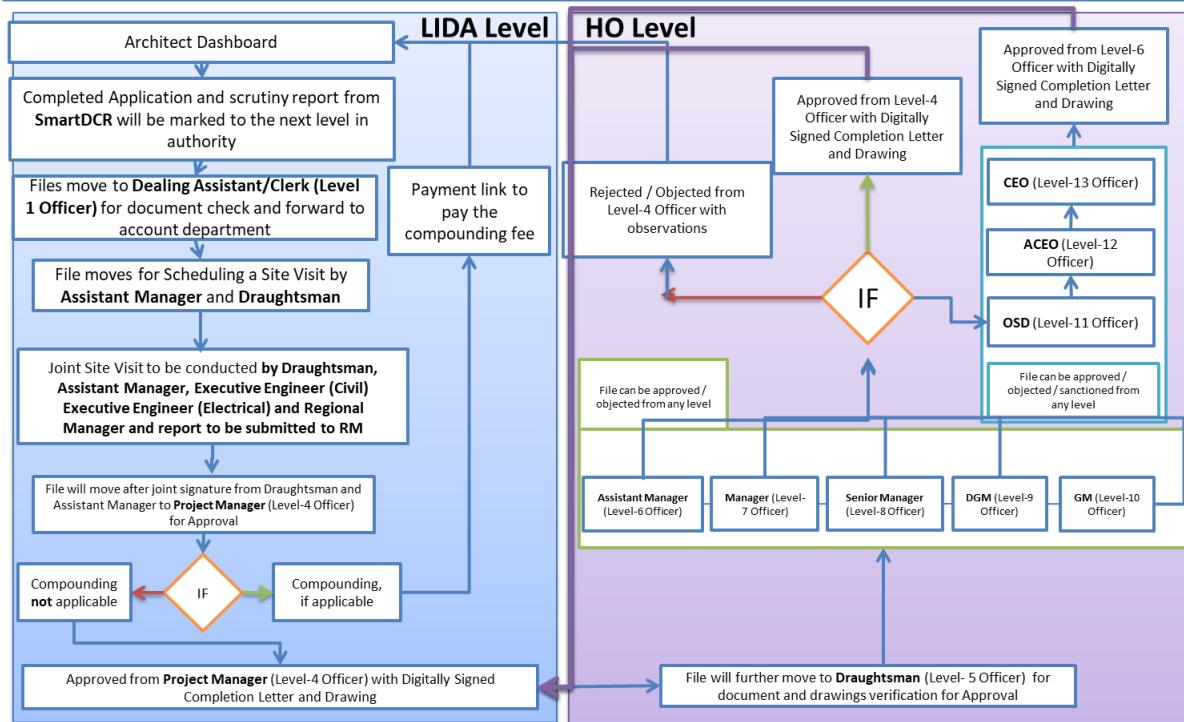
UPSIDA: Online Building Map Submission and Automated Scrutiny System Flow Diagram

M 4.1 Authority Flow for Completion Approval



Ex-LIDA: Online Building Map Submission and Automated Scrutiny System Flow Diagram

M 4.2 Authority Flow for Completion Approval



The cadre structure of UPSIDA:

Level-1: Dealing Assistant-(RM Office)
Level-2: Draughtsman-(RM Office)
Level-3: Assistant Manager-RM
Level-4: Regional Manager (RM Office)
Level-5: Draughtsman-HO
Level-6: Assistant Manager - HO
Level-7: Manager - HO
Level-8: Senior Manager- HO
Level-9: Deputy General Manager- HO
Level-10: General Manager- HO
Level-11: OSD- HO
Level-12: Additional Chief Executive Officer- HO
Level-13: Chief Executive Officer- HO

The cadre structure of Ex-LIDA:

Level-1: Dealing Assistant-RM
Level 2 - Lekhpal / Tehsildar
Level 3 - Account
Level 4 - Clerk/Assistant Manager
Level 5 - Manager
Level 6 - Project Manager
Level 7 - Draughtsman-HO
Level 8 - Assistant Manager - HO
Level 9 - Manager - HO
Level 10 - Senior Manager- HO
Level-11- Deputy General Manager- HO
Level 12 - General Manager- HO
Level 13- OSD- HO
Level 14 - Additional Chief Executive Officer- HO
Level 15 - Chief Executive Officer- HO

Officers Service Timelines for Application Process -UPSIDA

Timelines for Sanction – 15 Working Days*

Timelines for Completion – 30 Working Days

S.No.	Concerned Level Officer	Stationed At	Service Timeline (in days)			
			Sanction	Cumulative Days	Completion	Cumulative Days
1.	Level-1 (Dealing Assistant)	Regional Office	1	1	1	1
2.	Level-2 (Assistant Manager)	Regional Office	1	2	1	2
3.	Level-3 (Regional Manager)	Regional Office	2	4	6	8
4.	Level-4 (Draughtsman)	Head Office	2	6	2	10
5.	Level-5 (Assistant Manager)	Head Office	2	8	2	12
6.	Level-6 (Manager)	Head Office	1	9	2	14
7.	Level-7 (Senior Manager)	Head Office	1	10	4	18
8.	Level-8 (Deputy General Manager)	Head Office	1	11	2	20
9.	Level-9 (General Manager)	Head Office	1	12	4	24
10.	Level-10 (OSD)	Head Office	1	13	2	26
11.	Level-11 (Additional Chief Executive Officer)	Head Office	1	14	2	28
12.	Level-12 (Chief Executive Officer)	Head Office	1	15	2	30

*Note : The above level-wise service timeline for Sanction is kept 15 days, as per byelaws, however, during various discussions with ATP it has been advised to be as 30 days.

Officers Service Timelines for Application Process - LIDA

Timelines for Sanction – 15 Working Days*

Timelines for Completion – 30 Working Days

S.No.	Concerned Level Officer	Stationed At	Service Timeline (in days)			
			Sanction	Cumulative Days	Completion	Cumulative Days
1.	Level-1 (Dealing Assistant)	Regional Office	1	1	1	1
2.	Level 2 - Lekhpal/ Tehsildar	Regional Office	1	2	1	2
3.	Level 3 - Account	Regional Office	1	3	2	4
4.	Level 4 – Clerk/Assistant Manager	Head Office	1	4	2	6
5.	Level 5 - Manager	Head Office	1	5	2	8
6.	Level 6 (Project Manager)	Head Office	1	6	2	10
7.	Level 7 - Draughtsman-HO	Head Office	1	7	4	14

S.No.	Concerned Level Officer	Stationed At	Service Timeline (in days)			
			Sanction	Cumulative Days	Completion	Cumulative Days
8.	Level 8 - Assistant Manager - HO	Head Office	1	8	2	16
9.	Level 9 - Manager - HO	Head Office	1	9	2	18
10.	Level 10 - Senior Manager- HO	Head Office	1	10	2	20
11.	Level-11: Deputy General Manager- HO	Head Office	1	11	2	22
12.	Level 12 - General Manager- HO	Head Office	1	12	2	24
13	Level 13- OSD- HO	Head Office	1	13	2	26
14	Level 14 - Additional Chief Executive Officer- HO	Head Office	1	14	2	28
15	Level 15 - Chief Executive Officer- HO	Head Office	1	15	2	30

*Note : The above level-wise service timeline for Sanction is kept 15 days, as per byelaws, however, during various discussions with ATP it has been advised to be as 30 days.

List of Objections against Application/Document submitted

S.No.	Application/Document Related Objections
1	Appendix not submitted
2	Affidavit for not extracting groundwater not submitted
3	Existing building photo not uploaded
4	Indemnity bond for the basement not submitted.
5	Completion drawing and letter not uploaded
6	Complete ownership documents change not submitted
7	Labour cess and affidavit for the same not submitted
8	All affidavits RWH, parking, and green not submitted
9	RWH certificate not submitted from architect
10	Existing area fees not submitted
11	In drawings purchasable area has been shown but the purchasable permission letter, fees are not attached
12	NDC not submitted
13	Structural stability certificate not present
14	Existing photos of building not submitted
15	Fire NOC with affidavit not submitted.
16	Structure engineer certificate
	Drawing Related Objections
17	Basement not shown 2.0 m away from adjoining building.
18	Setbacks not as per Building Regulation
19	Corner railing walls are not shown.
20	The Basement staircase is not as per Building Regulation.
21	FAR is not as per Building Regulation
22	Height of the building not as per Building Regulation

S.No.	Application/Document Related Objections
23	Fire staircase not as per Building Regulation
24	Projection not as per Building Regulation

S.No.	Action Button in the OBPAS Software
1	Sign Up
2	Sign In
3	Reset Password
4	Application Creation
5	Application Saved
6	Application Submission for scrutiny
7	Scrutiny report for Submitted application
8	Scrutiny report for Submitted application and returned with observations
9	Payment successful
10	Payment Failed
11	Assigned to Level-1
12	Assigned to Level-2
13	Assigned to Level-3
14	Assigned to Level-4
15	Assigned to Level-5
16	Forwarded to Level-2
17	Forwarded to Level-3
18	Forwarded to Level-4
19	Forwarded to Level-5
20	Sanction (Allottee)
21	Sanction (Architect)
22	Completion (Allottee)
23	Completion (Architect)
24	Objection (Allottee)
25	Objection (Architect)
26	Officer Reminder
27	Unattended Application Reminder (Architect)
28	Unattended Application Reminder (Allottee)
29	Returned to Level-5 (Officer)
30	Returned to Level-4 (Officer)
31	Returned to Level-3 (Officer)
32	Returned to Level-2 (Officer)
33	Pendency Level-1 (Officer)
34	Pendency Level-2 (Officer)
35	Pendency Level-3 (Officer)
36	Pendency Level-4 (Officer)
37	Pendency Level-5 (Officer)
38	Pendency Level-1 (Officer)
39	Pendency Level-2 (Officer)
40	Pendency Level-3 (Officer)
41	Pendency Level-4 (Officer)
42	Pendency Level-5 (Officer)

S.No.	Action Button in the OBPAS Software
43	Download Sanction letter (Allottee)
44	Download Completion letter (Allottee)
45	Download Sanction Drawing (Allottee)
46	Download completion Drawing (Allottee)
47	Download Objection Letter (Allottee)
48	Download Sanction letter (Architect)
49	Download Completion letter (Architect)
50	Download Sanction Drawing (Architect)
51	Download completion Drawing (Architect)
52	Download Objection Letter (Architect)
53.	Change of Architect (Architect – old)
54.	Change of Architect (Architect – new)
55.	Change of Architect (Applicant)
56	Download NOC (Applicant-NM)
57	Form Resubmission (After Objection)

How to Register (Allottee)

The screenshot shows the official website of the Uttar Pradesh State Industrial Development Authority (UPSIDA) for the Online Building Plan Approval System (OBPAS). The page features a large banner image of a modern residential or commercial complex. At the top right, there is a red arrow pointing to the 'New User' button in the top right corner of the header bar.

For New Users – New users will have to click on the “New Users” button to register themselves as one of the following :

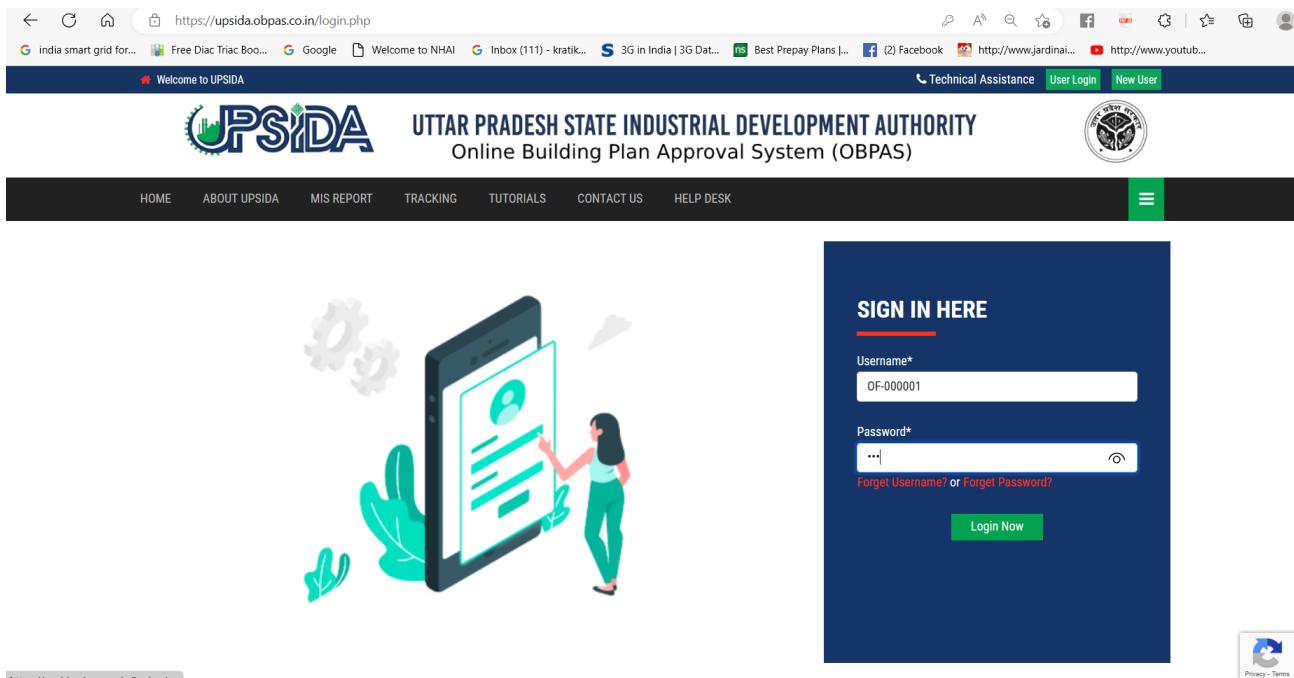
- Allottee
- Architect
- Engineer
- Supervisor

The screenshot shows the 'Registration Form' page of the UPSIDA OBPAS system. It features a green header bar with the text 'Registration Form'. Below this, a white box contains the question 'Want To Register As?' followed by four buttons: 'Allottee' (highlighted in green), 'Architect', 'Engineer', and 'Supervisor'. At the bottom of the page, a green footer bar contains the text 'For Queries and Support, Please Contact HelpLine'.

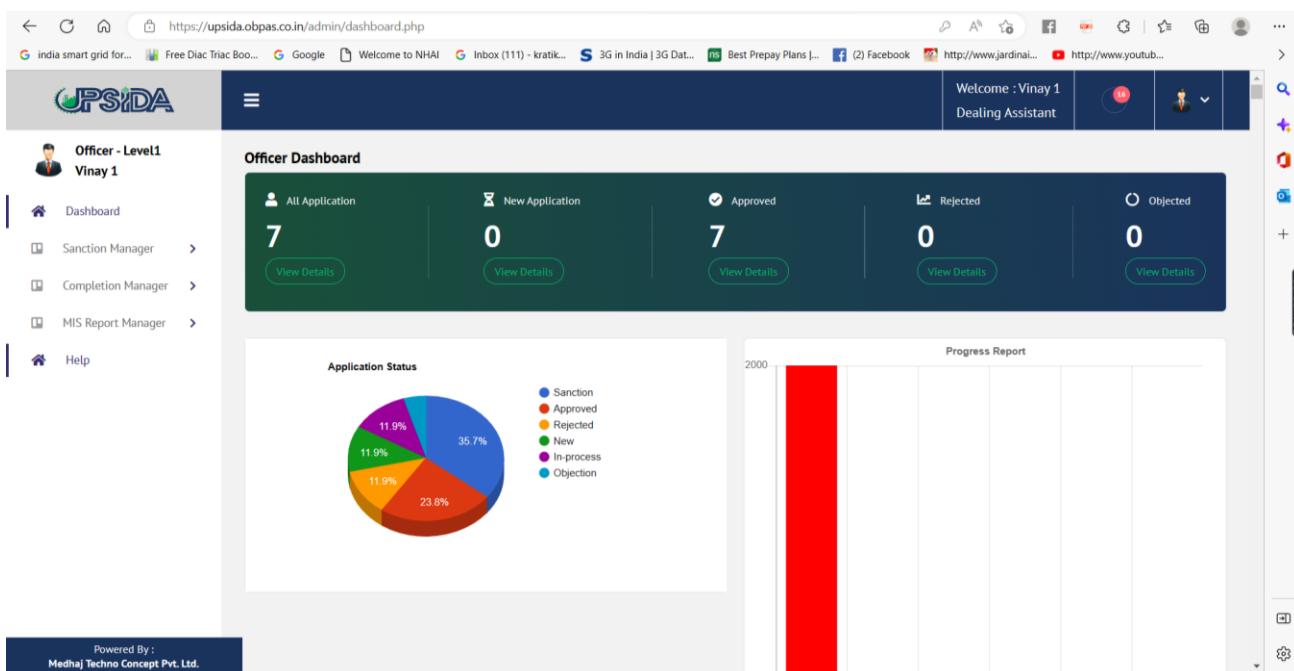
Officer Login :

The username and password shall be created and shared with respective officials. Kindly share your request at upsida@medhaj.com with following details:

- Name of the officer
- Level/Designation
- Region/Division/Sub-Division
- Mobile No. and email id.



Officer Dashboard :



Details of All Application - Status

The screenshot shows a list of 7 applications:

Sr no.	AIN no.	Allotment no.	Application Type	Owner name	Application For	Mobile no.	Email ID	Unit name
1	2022/12/20/S/7659	RKP/14002	Revalidation	Kuwar Pal singh s/o Param Jeet Singh	UPSIDA	4564564464	ravi.kumar22@medhaj.com	Barabanki
2	2022/12/20/S/4491	RKP/14002	Addition	Kuwar Pal singh s/o Param Jeet Singh	UPSIDA	4564564464	ravi.kumar22@medhaj.com	Barabanki
3	2022/12/20/S/6399	RKP/14002	Revision	Kuwar Pal singh s/o Param Jeet Singh	UPSIDA	4564564464	ravi.kumar22@medhaj.com	Barabanki
4	2022/12/19/S/5641	RKP/132122	Revision	SHAILJA SETH W/O BHARAT NARAIN SETH	UPSIDA	8960087514	shallaseth1151@gmail.com	Barabanki
5	2022/12/19/S/6713	RKP/132122	Revalidation	SHAILJA SETH W/O BHARAT NARAIN SETH	UPSIDA	8960087514	shallaseth1151@gmail.com	Barabanki
6	2022/12/19/S/6239	RKP/132122	Addition	SHAILJA SETH W/O BHARAT NARAIN SETH	UPSIDA	8960087514	shallaseth1151@gmail.com	Barabanki
7	2022/12/19/S/4652	RKP/132122	Revision	SHAILJA SETH W/O BHARAT NARAIN SETH	UPSIDA	8960087514	shallaseth1151@gmail.com	Barabanki

Showing 1 to 7 of 7 entries

Scroll Right

The screenshot shows a list of 8 applications with more detailed columns:

e.no.	Email ID	Unit name	Property Type	Date Time	Days	Status	Scrutiny	Repository	Actions		
564464	ravi.kumar22@medhaj.com	Barabanki	Residential	20 Dec 2022 04:17:02 PM	3	Approved	Completed Passed	View	Doc	File	Print
564464	ravi.kumar22@medhaj.com	Barabanki	Residential	20 Dec 2022 05:22:03 PM	3	Rejected at - Level4	Completed Passed	View	Doc	File	Print
564464	ravi.kumar22@medhaj.com	Barabanki	Residential	20 Dec 2022 01:35:02 PM	3	Approved	Completed Passed	View	Doc	File	Print
387514	shallaseth1151@gmail.com	Barabanki	Residential	20 Dec 2022 04:12:46 PM	3	Inprocess at - Level1	Completed Passed	View	Doc	File	Print
387514	shallaseth1151@gmail.com	Barabanki	Residential	19 Dec 2022 03:26:41 PM	4	Rejected at - Level4	Completed Passed	View	Doc	File	Print
387514	shallaseth1151@gmail.com	Barabanki	Residential	19 Dec 2022 04:11:02 PM	4	Approved	Completed Passed	View	Doc	File	Print
387514	shallaseth1151@gmail.com	Barabanki	Residential	19 Dec 2022 12:56:32 PM	4	Approved	Completed Passed	View	Doc	File	Print

Showing 1 to 8 of 8 entries

Click On :

- Scrutiny** – The scrutiny report pop-up will be displayed from where the scrutiny report can be downloaded.
- View** – The application submitted by the applicant (allottee/architect) will be displayed.
- Doc** – The documents uploaded by the applicant (allottee/architect) against the application submitted will be displayed. The different tabs under this section are as follows:
 - Application
 - Application Repository
 - Payment Record

- Document Checklist
- Action – The window for application review process shall open
- Log History – The pop-up of log history, i.e., action taken by various levels of officers is displayed.

Scrutiny Status– Pop-up

The screenshot shows a 'Scrutiny Status' pop-up window. The title bar says 'Scrutiny Status'. Inside, there are two sections, each containing a table with file details. The first section is for 'Scrutiny Status - Completed' with reference number 2022/12/20/S/7659. The second section is also for 'Completed' with reference number 2022/12/20/S/7659. Both sections list 'Scrutiny Report File', 'Drawing File', and 'Other File' with their respective URLs. Below the tables are 'Previous' and 'Next' navigation buttons. The background shows a sidebar with officer-level navigation and a main dashboard area.

View – New Window

Document Checklist

Click to View – The document uploaded can be viewed and the action button against each document has to be selected if the document has been checked, accordingly the status against the same shall be updated.

The screenshot shows a 'Document Details Against AIN no: 2022/12/20/S/7659' table. The columns are 'Document Type', 'View/Download', 'Action', and 'Status'. There are nine rows corresponding to different document types: Allotment Letter, Proposed Construction Drawing, Lease Deed, Photograph Of Building(GEO Tag), Location Plan / Site Plan / Key Plan, Labour Cess Registration, Labour Cess Payment Slip, Annexure-1, Annexure-2, and Annexure-3. Each row has a 'Click to View' button under 'View/Download' and a status indicator under 'Status' (e.g., 'Not Checked' with a red circle, 'Is Checked' with a green checkmark). The background shows a sidebar with officer-level navigation and a main dashboard area.

Annexure-6	Click to View	Not Checked	No
Annexure-7	Click to View	Not Checked	No
Annexure-9	Click to View	Not Checked	No
Annexure-10	Click to View	Not Checked	No
Annexure-11a	Click to View	Not Checked	No
Annexure-11b	Click to View	Not Checked	No
Annexure-11c	Click to View	Not Checked	No
NOC from fire Officer-Fire NOC	Click to View	Not Checked	No
UPCPB Pollution NOC	Click to View	Not Checked	No
Central Ground Water	Click to View	Not Checked	No
Electrical Load Sanction Noc	Click to View	Not Checked	No
Airport (NOC Of AAI)	Click to View	Not Checked	No
Structural Stability Certificate from Architect/Structural Engineer	Click to View	Not Checked	No
Environmental NOC	Click to View	Not Checked	No
No Dues Certificate from Property Department	Click to View	Not Checked	No
Application fee receipt of Water and Sewage Connection	Click to View	Not Checked	No
Applicant NOC as Per Appartment Act	Click to View	Not Checked	No

Powered By :
Medhaj Techno Concept Pvt. Ltd.

Application:

The summary of the application submitted shall be displayed.

The screenshot shows the UPSIDA Application Repository interface. The top navigation bar includes links for Home, Logout, and various system status indicators. On the left, a sidebar for 'Officer - Level1 Vinay 1' lists 'Dashboard', 'Sanction Manager', 'Completion Manager', 'MIS Report Manager', and 'Help'. The main content area displays the following information:

- Application Details for application no- 2022/12/20/S/7659**
- Applicant Details - Sanction**

Application For : UPSIDA	AIN Number : 2022/12/20/S/7659	Applied For : Sanction	Date/Time : 2022-12-20 13:01:39
Allotment Number : RKP/14002	Unit Name : Barabanki	Owner Name : Kuwar Pal singh s/o Param jeet Singh	
Father Name : V Singh	Owner Mobile Number : 4564564464	Owner Email ID : ravi.kumar22@medhaj.com	
Owner Address: House No 11,Annad college moti bihar sarvoday naga	Owner PAN Number : CBHPD7162E	Owner GST Number : SFSF64FSFF6464F	
- Site Details**

Type Of Application : Revalidation	Revised Type :	New Proposed Area : 0.00
Plot No. : E-93	Block No. : Block 1	Sector No : Sector 1
District : Barabanki	Industrial Area : Agro park phase1	Regional Office : Lucknow
ULB Name : ULB 1	Road Width : 90	Complete Prop. Site's Address : Barabanki East
Land Use/Property type : Residential	Use Zone: R1-Residential	Premises Use : R1-Residential Plots
Premises Use Category : R1	Type Of Building : Row House	Plot area as per Physical Measurement : 112.50
Type of Sanction : Revalidation	Date of Transfer Deed : 2022-12-23	Date of Lease Deed : 2022-12-31
- Document Details**

Allotment Letter	Submitted
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		Welcome : Vinay 1 Dealing Assistant																																		
Document Details																																				
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Application Repository:

The activities undertaken for application submission and remarks given against the same shall be displayed in chronological order as the per the date and time.

The screenshot shows the UPSIDA application repository interface. The left sidebar shows navigation links for Dashboard, Sanction Manager, Completion Manager, MIS Report Manager, and Help. The main content area has tabs for Application, Application Repository, Payment Record, and Document Checklist. The Application Repository tab is active, displaying a table titled "Status History Details Against AIN no: 2022/12/20/S/7659". The table contains 16 rows of data, each with a Sr no., Status Name, Status Change Date, Remarks, and Fee Details (Transaction ID, Date, Amount). The data shows the progression of the application from submission to finalization.

Status History Details Against AIN no: 2022/12/20/S/7659			
Sr no.	Status Name Status Change Date	Remarks	Fee Details (Transaction ID, Date, Amount)
1	APPROVED 20-12-2022	Application is Approved by Regional Manager - Barabanki	
2	FORWARDED 20-12-2022	Application is Forwarded by Assistant Manager - Barabanki to Regional Manager - Barabanki	
3	FORWARDED 20-12-2022	Application is Forwarded by Draughtsman - Barabanki to Assistant Manager - Barabanki	
4	FORWARDED 20-12-2022	Application is Forwarded by Dealing Assistant - Barabanki to Draughtsman - Barabanki	
5	SCRUTINY FINISHED 20-12-2022	Application Scrutiny process is Completed and returned with response on 20-12-2022	
6	SCRUTINY STARTED 20-12-2022	Application is submitted for Scrutiny Process on 20-12-2022	
7	RE-SUBMITTED 20-12-2022	Application is Re-submitted After Objection	
8	RE-SUBMITTED 20-12-2022	Application is Re-submitted After Objection	
9	OBJECTED 20-12-2022	Application is Objected by Regional Manager - Barabanki	
10	FORWARDED 20-12-2022	Application is Forwarded by Assistant Manager - Barabanki to Regional Manager - Barabanki	
11	FORWARDED 20-12-2022	Application is Forwarded by Draughtsman - Barabanki to Assistant Manager - Barabanki	
12	FORWARDED 20-12-2022	Application is Forwarded by Dealing Assistant - Barabanki to Draughtsman - Barabanki	
13	SCRUTINY FINISHED 20-12-2022	Application Scrutiny process is Completed and returned with response on 20-12-2022	
14	SCRUTINY STARTED 20-12-2022	Application is submitted for Scrutiny Process on 20-12-2022	
15	FEE PENDING 20-12-2022	Fee Payment in Process of Rs-95.63	
16	APPLICATION SUBMITTED 20-12-2022	Application having AIN no-2022/12/20/S/7659 has been submitted by Architect on 20-12-2022	

Payment Record:

The details of fee submission shall be displayed.

The screenshot shows the UPSIDA payment record interface. The left sidebar shows navigation links for Dashboard, Sanction Manager, Completion Manager, MIS Report Manager, and Help. The main content area has tabs for Application, Application Repository, Payment Record, and Document Checklist. The Payment Record tab is active, displaying a table titled "Payment Record Against AIN no: 2022/12/20/S/7659". The table contains 1 row of data, showing a single payment record with a Sr no., Status Name, Status Change Date, Remarks, and Fee Details (Transaction ID, Date, Amount).

Payment Record Against AIN no: 2022/12/20/S/7659			
Sr no.	Status Name Status Change Date	Remarks	Fee Details (Transaction ID, Date, Amount)
1	FEE PENDING 20-12-2022	Fee Payment in Process of Rs-95.63	

Action – New Window

The application review process, which shall include review of following details (tabs)

- Applicant Personal Details
- Site Details
- Uploaded Documents
- Building Specifications
- Fees

Applicant Personal Details

The screenshot shows the 'Applicant Personal Details' section of the UPSIDA application interface. At the top right, there is a green 'Approved' button. Below it, the application number RKP/14002 is displayed along with other details like AIN Number, Date/Time, and Sanction. The main table contains fields for Allotment Number, Company Name, Owner / Authorise Name, and various mobile numbers and emails. Below the table, there are buttons for 'Record Checked' (with a checkmark) and 'Previous Comments'. A table lists previous comments with columns for Sr no., Status, Remark, Remark By, Designation / Level, and Date Time. At the bottom, there is a section for 'Upload Document/Notes (For Officer)' with a file upload input and a table for document uploads.

Site Details

The screenshot shows the 'Site Details' section of the UPSIDA application interface. At the top right, there is a green 'Approved' button. Below it, the application number ULB 1 is displayed along with other details like AIN Number, Date/Time, and Sanction. The main table contains fields for Type of Application, Revaluation, Revised Type, Block No., Sector No., and New Proposed Area. Other fields include Plot No., District, ULB Name, Land Use/ Property Type, Premises Use Category, and Plot area per Decent. Below the table, there are buttons for 'Record Checked' (with a checkmark) and 'Previous Comments'. A table lists previous comments with columns for Sr no., Document Name, Document, Officer Designation/Level, and Uploaded On.

Previous Comments

Sr no.	Status	Remark	Remark By	Officer Level	Date Time
1	Recommended	no remarks	Vinay 1	Level1	2022-12-20 15:42:24
2	Recommended	no remarks	Vijay Singh	Level2	2022-12-20 15:42:24
3	Recommended	no remarks	Officer 3	Level3	2022-12-20 15:42:24
4	Recommended	no remarks	Officer 4	Level4	2022-12-20 15:42:24
5	Recommended	no remarks	Vinay 1	Level1	2022-12-20 16:04:52
6	Recommended	no remarks	Vijay Singh	Level2	2022-12-20 16:10:42
7	Recommended	no remarks	Officer 3	Level3	2022-12-20 16:11:07
8	Recommended	no remarks	Officer 4	Level4	2022-12-20 16:13:55

Upload Document/Notes (For Officer)

Enter Document Name Choose File No file chosen

Sr no.	Document Name	Document	Officer Designation/Level	Uploaded On

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Uploaded Documents

UPSIDA
≡
Welcome : Vinay 1
Dealing Assistant

- [Dashboard](#)
- [Sanction Manager >](#)
- [Completion Manager >](#)
- [MIS Report Manager >](#)
- [Help](#)

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Applicant Personal Details
Site Details
Upload Document
Building Specifications
Fees

Application For : UPSIDA AIN Number : 2022/12/20/5/7659 Applied For : Sanction Date/Time : 2022-12-20 13:01:39

Document Type	View/Download	Ischecked	Objection	Remark (Optional)
Allotment Letter	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Proposed Construction Drawing	Click to View	YES	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Lease Deed	Click to View	YES	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Transfer Deed	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Transfer Letter	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Valid Time Extension	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Possession Certificate	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Photograph Of Building(GEO Tag)	Click to View	YES	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Location Plan / Site Plan / Key Plan	Click to View	YES	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Labour Cess Registration	Click to View	YES	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Labour Cess Payment Slip	Click to View	YES	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-1	Click to View	YES	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-2	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-3	Click to View	YES	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-4	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-5	Click to View	YES	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-6	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-7	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>

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Medhaj Techno Concept Pvt. Ltd.

Annexure-8 Indemnity Bond	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-9	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-10	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-11a	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-11b	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Annexure-11c	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
NOC from fire Officer-Fire NOC	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
UPCPB Pollution NOC	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Central Ground Water	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Electrical Load Sanction Noc	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Airport (NOC OF AAI)	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Structural Stability Certificate from Architect/Structural Engineer	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Environmental NOC	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
No Dues Certificate from Property Department	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Application fee receipt of Water and Sewage Connection	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Applicant NOC as Per Apartment Act	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Form A (Original)	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>
Form A (Revised)	Click to View	No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>

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Recommended Shortfall

Upload Document/Notes (For Officer)

Enter Document Name	<input type="file"/> Choose File	No file chosen	Upload
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Building Specification

UPSIDA
Officer - Level1
Vinay 1
Welcome : Vinay 1
Dealing Assistant

Applicant Details
Approved

Applicant Personal Details
Site Details
Upload Document
Building Specifications
Fees

Application For :	UPSIDA	AIN Number :	2022/12/23/5/3268	Applied For :	Sanction	Date/Time :	2022-12-23 16:59:39
Plot Area(sq.m) :		112.50	Total Proposed Area(sq.m) :		101.00		
Proposed Ground Coverage(sq.m) :		0.00	Proposed FAR :		0.00		
Permissible Ground Coverage (sq.m) :		0.00	Permissible FAR :		0.00		
Front Set Back(sq.m) :		0.00	Left Hand Side Set Back(sq.m) :		0.00		
Right Hand Side Set Back(sq.m) :		0.00	Rear Set Back(sq.m) :		0.00		
Height Of Building(Sq.m) :		0.00	Basement (In FAR)(Sq. m) :		0.00		
Corner Plot :		No	Stilt (In FAR)(Sq.m) :		0.00		
Purchasabe Far :		No					
Is it Existing Area ? :		No	Is it Approved Area :		No		
Basement For Storage (Sq.m) :		0.00	Fire Staircase (Sq. m) :		0.00		
Mumty(Sq. m) :		0.00	Stilt For Parking(Sq.m) :		0.00		

● Recommended ○ Shortfall

Record Checked

Previous Comments

Sr no.	Status	Remark	Remark By	Officer Level	Date Time
1	Recommended	no remarks	Vinay 1	Level1	2022-12-26 13:57:41
2	Recommended	no remarks	Vijay Singh	Level2	2022-12-26 13:58:11
3	Recommended	no remarks	Officer 3	Level3	2022-12-26 13:58:48
4	Recommended	no remarks	Officer 4	Level4	2022-12-26 13:59:49
5	Recommended	no remarks	Officer 4	Level4	2022-12-26 14:10:24
6	Recommended	no remarks	Officer 4	Level4	2022-12-26 14:14:27

Upload Document/Notes (For Officer)

Enter Document Name Choose File No file chosen

Sr no.	Document Name	Document	Officer Designation/Level	Uploaded On
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Fees:

UPSIDA Vinay 1

Applicant Details

Action

Applicant Personal Details		Site Details		Upload Document		Building Specifications		Fees
Application For : UPSIDA		AIN Number :		2022/12/24/S/5121		Applied For :		Sanction
								Date/Time :
								2022-12-24 13:59:39

Sno.	Building Permit Fees	Governing Rules as Per Bylaws	Total Fee (Rs.)
1	Processing Fees	8.50 per sq.m X Plot Area	956.25
2	Inspection Charges	18.00 per sq.m X Covered Area	1818.00
3	Material Stacking Charges	37.50 per sq.m X Covered Area	3787.50
4	Infrastructure Upgradation Charges	15.00 per sq.m X Plot Area	1687.50
5	External Development Charges	600.00 per sq.m X Plot Area (In case of Bulk Land)	0.00
6	Revision Fee	25% of Processing Fees *In case of Increased Covered Area Fresh Processing Fee will be charge	0.00
7	Revalidation fee	10% of Processing Fees After Validity Period original Processing Fee will be charge	0.00
8	Temporary Structured		
-8a	Labour Huntment	0.25 per sq.m x Covered Area	25.25
-8b	Other Fees	25% of Processing Fees	239.06
9	GST Fee	Applicable on Processing Fee @18%	172.13
10	Total Fee	Sr.no.(1+2+3+4+5+6+7+8a+8b+9)	8685.69

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Log History – Pop-up

https://upsida.obpas.co.in/admin/all_new_application_officer.php

India smart grid for... Free Diac Triac Boo... Google Welcome to NHAI Inbox (111) - kratik... 3G in India 3G Dat... Best Prepay Plans ... (2) Facebook http://www.jardinal... http://www.youtub...

UPSIDA Officer - Level1 Vinay 1

Log History

Sr no.	AIN no.	Action By	Officer Level	Remarks	Status	Date Time
1	2022/12/24/S/5121	Ravi Singh	Architect	Compliance- After Objection	Objected	2022-12-24 13:59:45
2	2022/12/24/S/5121	Ravi Singh	Architect	Resubmitted - After Objection	Objected	2022-12-24 13:59:59
3	2022/12/24/S/5121	Officer 4	Level4	okkk	Objected	2022-12-24 12:24:06
4	2022/12/24/S/5121	Officer 3	Level3	okkk	Forward	2022-12-24 12:18:43
5	2022/12/24/S/5121	Vijay Singh	Level2	okk	Forward	2022-12-24 12:15:11
6	2022/12/24/S/5121	Vinay 1	Level1	level2	Forward	2022-12-24 11:48:24
7	2022/12/24/S/5121	Ravi Singh	Architect	Application Submitted	New	2022-12-24 11:07:16
8	2022/12/24/S/5121	Ravi Singh	Architect	Fee Pending	New	2022-12-24 11:07:16

Sanction / New Application

Repository Actions

View Doc

View Doc

View Doc

View Doc

View Doc

Action

Status Update

Application Status

Select Status

I have checked all documents including fee and files are in accordance with the requirement.

Submit Now

		Total Fee (Rs.)
4	Infrastructure Upgradation Charges	15.00 per sq.m X Plot Area
5	External Development Charges	600.00 per sq.m X Plot Area (in case of Bulk Land)
6	Revision Fee	25% of Processing Fees *In case of Increased Covered Area Fresh Processing Fee will be charge
7	Revalidation fee	10% of Processing Fees *After Validity Period original Processing Fee will be charge
8	Temporary Structured	
-8a	Labour Huntment	0.25 per sq.m x Covered Area
-8b	Other Fees	25% of Processing Fees
9	GST Fee	Applicable on Processing Fee @18%

Status Update

Application Status

Select Status

Forward / Backward

I have checked all documents including fee and files are in accordance with the requirement.

Submit Now

		Total Fee (Rs.)
4	Infrastructure Upgradation Charges	15.00 per sq.m X Plot Area
5	External Development Charges	600.00 per sq.m X Plot Area (in case of Bulk Land)
6	Revision Fee	25% of Processing Fees *In case of Increased Covered Area Fresh Processing Fee will be charge
7	Revalidation fee	10% of Processing Fees *After Validity Period original Processing Fee will be charge
8	Temporary Structured	
-8a	Labour Huntment	0.25 per sq.m x Covered Area
-8b	Other Fees	25% of Processing Fees
9	GST Fee	Applicable on Processing Fee @18%

Status Update

Application Status

Forward / Backward

Application Transferred To

Select Level

Remarks

The application is checked and there are no objections, it is being forwarded for further necessary action.

I have checked all documents including fee and files are in accordance with the requirement.

Submit Now

		Total Fee (Rs.)
6	Revision Fee	25% of Processing Fees *In case of Increased Covered Area Fresh Processing Fee will be charge
7	Revalidation fee	10% of Processing Fees *After Validity Period original Processing Fee will be charge
8	Temporary Structured	
-8a	Labour Huntment	0.25 per sq.m x Covered Area
-8b	Other Fees	25% of Processing Fees
9	GST Fee	Applicable on Processing Fee @18%

UPSIDA

Welcome : Vinay 1
Dealing Assistant

Officer - Level1
Vinay 1

- Dashboard
- Sanction Manager >
- Completion Manager >
- MIS Report Manager >
- Help

Status Update

Application Status
Forward / Backward

Application Transferred To
Select Level

Select Level	Total Fee (Rs.)
Level2	956.25
Level3	1818.00
Level4	3787.50
Level5	1687.50
Level6	0.00
Level7	0.00
Level8	
Level9	
Level10	
Level11	
Level12	
Level13	

Time : 2022-12-24 13:59:39

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UPSIDA

Welcome : Vinay 1
Dealing Assistant

Officer - Level1
Vinay 1

- Dashboard
- Sanction Manager >
- Completion Manager >
- MIS Report Manager >
- Help

Status Update

Please Select Application Status

OK

Application Status
Select Status

Remarks
The application is checked and there are no objections, it is being forwarded for further necessary action.

I have checked all documents including fee and files are in accordance with the requirement.

Submit Now

	Total Fee (Rs.)
956.25	
1818.00	
3787.50	
1687.50	
0.00	
0.00	
0.00	
25.25	
239.06	
172.13	

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For Completion – Schedule Site Visit

UPSIDA

Welcome : Assistant Manager
Officer 3

Schedule Visit

Fee Verification Status : Approved (By Finance Dept.)

Officer - Level3

- Dashboard
- Sanction Manager >
- Completion Manager >
- MIS Report Manager >
- Help

Applicant Details - Completion

Applicant Personal Details Site Details Upload Document Building Specifications Fees

Application For : UPSIDA AIN Number : 2022/12/07/C/2661 Applied For : Completion Date/Time : 2022-12-07 21:02:50

Allotment Number :	RKP/13229	Company Name :	Barabanki	Owner / Authorise Name :	SHAILJA SETH W/O BHARAT NARAIN SETH
Owner / Authorise Father Name :	M Singh	Owner / Authorise Mobile Number :	8960087514	Owner / Authorise Email ID :	shailaseth1151@gmail.com
Owner / Authorise Address :	119/5 BABUPURWA COLONY KIDWAI NAGAR KANPUR	Owner / Authorise PAN Number :	ACZPG5926E	Owner / Authorise GST Number :	123456789566565

Recommended Shortfall

Previous Comments

Download Comments

Sr no.	Status	Remark	Remark By	Officer Level	Date Time
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UPSIDA

Welcome : Assistant Manager
Officer 3

Schedule Visit

AIN no.	Property Type
2022/12/07/C/2661	Residential
Schedule on *	Visit Time *
09-12-2022	16:00
Remarks	
<input type="text"/>	
Schedule Now	

Recommended Shortfall

Previous Comments **Download Comments**

Sr no.	Status	Remark	Remark By	Officer Level	Date Time
--------	--------	--------	-----------	---------------	-----------

Powered By :
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e-Sign

UPSIDA

Welcome : Vinay 1
Dealing Assistant

Sanction Document Against AIN no- 2022/12/24/S/5121

Document Type	View/Download	Action	Status	Date
Sanction - Objected	-	E-sign Pending	E-Sign	2022-12-24 12:24:06

Scrutiny Document Against AIN no- 2022/12/24/S/5121

Document Type	View/Download	Action	Status	Date
Scrutiny Report	-	E-sign Pending	E-Sign	2022-12-24 12:24:06
Drawing PDF - Approved	-	E-sign Pending	E-Sign	2022-12-24 12:24:06

Scrutiny Document Against AIN no- 2022/12/24/S/5121

Document Type	View/Download	Action	Status	Date
Scrutiny Report	-	E-sign Pending	E-Sign	2022-12-24 12:24:06
Drawing PDF - Approved	-	E-sign Pending	E-Sign	2022-12-24 12:24:06

Remark Document Against AIN no- 2022/12/24/S/5121

Document Type	View/Download	Date
Remark By : OF-000001 (Level1)	Click to View	2022-12-24 11:48:25
Remark By : OF-000001 (Level1)	Click to View	2022-12-24 12:15:12
Remark By : OF-000001 (Level1)	Click to View	2022-12-24 12:18:44
Remark By : OF-000001 (Level1)	Click to View	2022-12-24 12:24:07

esignservice.cdac.in/esign2.1/OTP

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Government of India

Digital India
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I hereby state that I have no objection in authenticating myself with Aadhaar based authentication system and consent to providing my Aadhaar number/VID/UID Token and One Time Pin (OTP)/Time-based One Time Password (TOTP) data for Aadhaar based authentication. I understand that the OTP/TOTP I provide for authentication shall be used only for authenticating my identity through the Aadhaar Authentication system and for obtaining my e-KYC through Aadhaar e-KYC service only for the purpose of e-signing.

[▶ Listen to Consent](#) [English ▾](#)

OTP has been sent to mobile number <*****6415>

[Submit](#) [Cancel](#) [Not Received OTP? Resend OTP](#)

Kindly click "Resend OTP" link after 11 seconds....

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PRE-CONSTRUCTION APPROVAL (SANCTION)

a. APPLICATION CREATION FOR SANCTION AND AUTO-SCRUTINY

Approved architects will get an option to apply for Sanction of Building Maps on their dashboard. Through this architect will submit details like personal information, property details, list of documents as per building regulations, building map drawing in prescribed format, building specification etc. Architect will design the drawing as per the **Smart DCR** parameters, which are designed in accordance with the prevailing byelaws, made available on the web portal for its successful submission.

In case the drawing does not meet the standard specifications of **Smart DCR**, then it will result in file getting returned to the architect for re-submission.

In case of successful acceptance by Auto-Scrutiny engine, file will be accepted and accordingly fee calculated by the system will be intimated for payment to the architect and land owner.

b. PAYMENT FOR APPLIED MAP AS PER BUILDING REGULATION, 2018

The requisite fee calculated by the system for the particular application consists of Building Plan Processing fees, and Layout fees which are intimated to the architect on the respective dashboard. There is a multi-mode payment option integrated with **OBPAS** through which the architect/ land owner can pay the amount using online mode of transaction, UPI, RTGS, NEFT,DD .On successful payment a **Payment Receipt (Sanction)** is generated and sent through e-mail to architect and land owner on their registered email id and mobile number (SMS & WhatsApp). Further, the application shall automatically be marked to the concerned officer as per the delegation of power provided by authority.

c. AUTHORITY FLOW FOR SANCTION APPROVAL

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.

d. 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.

POST-CONSTRUCTION APPROVAL (COMPLETION)

a. APPLICATION CREATION FOR COMPLETION AND AUTO-SCRUTINY

After the construction has been completed as per the signed sanctioned map approved from Authority, architect is liable to apply for the completion certificate / occupancy certificate to allow the owner to habitat in the constructed infrastructure. Hence architect will **apply on completion dashboard** with necessary documents signed by the land owner, as per the building regulations, 2018 (and respective amendments) along with self-attested copies of certificates / annexures confirming that architect was actively involved during the construction period and assure that the building constructed is as per the building regulations and sanctioned map. Architect will upload the drawing as per **Smart DCR** parameters made available on the web portal for its successful submission.

In case the drawing does not match with the sanctioned drawing, it will result in file getting returned to the architect for re-submission. The scrutiny engine shall generate a scrutiny report clearly defining the parameters which are not as per the sanctioned drawing. The revised drawing along with payment of requisite Fee against the same shall be re-submitted for further evaluation and approval for completion certificate.

In case of successful acceptance by Auto-Scrutiny engine, file will be accepted, and accordingly the fee calculated by the system will be intimated for payment to the architect and land owner.

b. PAYMENT FOR APPLIED MAP AS PER BUILDING REGULATION, 2018 AND AMMENDMENTS (if any)

The requisite fee calculated by the system as per Building Regulations, 2018 for the particular application consists of Building Plan Completion fees and Compounding fees if any is intimated to the architect on the respective dashboards. There is a multi-mode payment option integrated with **OBPAS** through which architect and land owner can pay the amount using online mode of transaction, UPI, RTGS, NEFT, DD. On successful payment, **Payment Receipt (Completion)** is generated and sent through e-mail and notification to registered mobile number of architect and land owner. Further, the application is automatically marked for site inspection as per the delegation of power provided by authority.

c. SITE INSPECTION BY OFFICER FOR APPLIED COMPLETION CERTIFICATE

Application submitted by architect will then be assigned to the officers as per assigned work flow of UPSIDA/Ex-LIDA, for document verification, and scheduling of the constructed site inspection. Within maximum time period as decided by authority, officer is liable to schedule a site inspection for the received application through OBPAS portal and the same will be intimated to respective architect and land owner. Architect and Land owner need to confirm their availability onsite within 24 hours or as per the maximum time decided by authority for site inspection getting, and assigned through OBPAS portal. Once availability is confirmed, site inspection will be conducted as per the schedule within next 24 hrs or as per the maximum time decided by authority, officers needs to be upload the file along with the site inspection

report and compounding fees, if any to the next level officer along with his/her observations for the received application.

Observations can either be for approval on completion certificate of the constructed site or objection on completion certificate of the constructed site submitted to the authority. Objections can be related to missing mandatory documents, payment, compounding fees, penalties, deviation in sanctioned map and actual construction.

After an objection is raised by the concerned officer the architect is notified through SMS, email, WhatsApp 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, Compounding fee payment, resubmit are activated

d. AUTHORITY FLOW FOR COMPLETION CERTIFICATE

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, site inspection report, and fee submitted. Application along with observations and compounding checklist, if any 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 and compounding checklist produced by Level-1 Officer. In case the observations are found relevant and matching the sanctioned drawing, as well as in accordance with Building Regulations, 2018, then shall proceed with approval and auto generation of a completion certificate letter through system shall be initiated, otherwise it will lead to auto generation of objection letter at respective level as per the delegation of power provided by the authority and the compounding fee will be intimated through email along with observations, if any.

If the delegation of power allows involvement of further levels of officers which includes Level-3 Officers, Level-4 Officers, Level-5 Officers, the process followed remains the same as per the service requirements for UPSIDA/Ex-LIDA.

e. ISSUANCE OF COMPLETION LETTER AND COMPLETION DRAWING

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

Annexure-B: B1. CHECKLIST – SANCTION -UPSIDA

CHECKLIST - For buildings on individual residential plots

1. Ownership documents: copies of allotment letter (transfer letter in case of transfer) possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority)
2. Form for first application to erect, re-erect, or to make material alteration in a building (Annexure-4)
3. Certificate prescribed in Annexure-5 for undertaking the supervision by the licensed technical person. Any change of the technical personnel during construction work shall be intimated to the Authorized Officer in writing.
4. Structural stability certificate from the Architect/Structural Engineers as per Annexure-6

5. Certificate for sanction of Building Plan as per Annexure-7
6. Indemnity bond as per Annexure-8 in case where basement is proposed to be constructed on Rs.100/- stamp paper duly attested by a Notary
7. Specification of proposed building as per Annexure-9
8. Application for drainage of premises as per Annexure-10
9. Photocopy of the registration of the licensed technical person as per Annexure-15 duly authenticated with Plot No. for which it is submitted.
10. Application form for water and sewer connection.
11. Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
12. Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and Owner.
13. Any other document as may be required by the Authority from time to time

Annexure-B: B2.CHECKLIST – SANCTION -UPSIDA

CHECKLIST-For buildings other than those on individual residential plots

1. Ownership documents: copies of allotment letter, possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the authority.
2. Form for first application to erect, re-erect or to make material alteration in a building (Annexure-4)
3. Certificate prescribed in Annexure-5 for undertaking the supervision by the licensed technical person. Any change of the technical personnel during construction work shall be intimated to the Authorized Officer in writing.
4. Structural stability certificate from the Architect / Structural Engineers as per Annexure6
5. Certificate for sanction of Building Plan as per Annexure-7
6. Indemnity bond on Rs.100/- stamp paper duly attested by a Notary as per Appendix-8 in case where basement is proposed to be constructed.
7. Specification of proposed building as per Annexure-9
8. Application for drainage of premises as per Annexure-10
9. Photocopy of the registration of the licensed technical person as per Annexure-15 duly authenticated with plot No. for which it is submitted.
10. Application form for water and sewer connection (if applicable)
11. Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
12. Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and Owner.
13. Certificate of registered structural engineer and owner regarding earthquake resistance of building as per Annexure11/A/B/C, if applicable.
14. Two copies of the drawings giving details of provisions for fire safety, security as per National Building Code.
15. Approval from the competent authority in case of hazardous buildings.
16. Soft copies of the drawings.

17. Valid time extension, if applicable.
18. Any other document, as may be required by the Authority from time to time.
19. In case of revision and revalidation original sanction plan to be surrendered

Annexure-B: B3 CHECKLIST – SANCTION - Ex-LIDA

CHECKLIST-1 A (For buildings on individual residential plots)

1. Ownership documents; copies of allotment letter (transfer letter in case of transfer) possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the Authority.
2. Form for first application to erect, re-erect, demolish or to make material alteration in a building (Appendix-I).
3. Certificate prescribed in Appendix-2 for undertaking the supervision by the Licensed Technical Person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.
4. Structural stability certificate from the Architect/Structural Engineers as per Appendix-3.
5. Certificate for sanction of Building Plan as per Appendix-4.
6. Indemnity bond as per Appendix-5 in case where basement is proposed to be constructed on Rs.100/- stamp paper duly attested by a Notary.
7. Specification of proposed building as per Appendix-6.
8. Application for drainage of premises as per Appendix-7.
9. Photocopy of the registration of the Licensed Technical Person as per Appendix-12 duly authenticated with plot number for which it is submitted.
10. Application form for water and sewer connection.
11. Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charge and such other charges if any as required by the Authority from time to time.
12. Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and Owner.
13. Any other document as may be required by Authority from time to time.

Annexure-B: B4 CHECKLIST – SANCTION - Ex-LIDA

CHECKLIST-1 B (For buildings other than those on individual residential plots)

1. Ownership documents; copies of allotment letter possession certificate, the lease deed (transfer), and dimension plan issued by the Authority.
2. Form for first application to erect, re-erect, demolish or to make material alteration in a building (Appendix 1)
3. Certificate prescribed in Appendix-2 for undertaking the supervision by the Licensed Technical Person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.
4. Structural stability certificate from the Architect/Structural Engineer as per Appendix-3.
5. Certificate for sanction of Building Plan as per Appendix-4.
6. Indemnity bond as per Appendix-5 in case where basement is proposed to be constructed on Rs.100/- stamp paper duly attested by a Notary.
7. Specification of proposed building as per Appendix-6.
8. Application for drainage of premises as per Appendix-7.

9. Photocopy of the registration of the Licensed Technical Person as per Appendix- 12 duly authenticated with plot No. for which it is submitted.
10. Application from for water and sewer connection (if applicable).
11. Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
12. Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and owner.
13. Certificate of registered structural engineer and owner regarding earthquake resistance of the building as per Appendix 8/A/B/C if applicable.
14. Two copies of the drawings giving details of provisions for fire safety, security as per National Building Code.
15. Approval from the competent authority in case of hazardous buildings.
16. Soft copies of the drawings in floppy/compact disc.
17. Valid time extension ,if applicable
18. Any other document as may be required by the Authority from time to time
19. In case of revision and revalidation original sanction plan to be surrendered

Annexure-C: C1 CHECKLIST – COMPLETION - UPSIDA

CHECKLIST - For buildings on individual residential plots

1. 3 copies of drawings (one set cloth mounted) duly signed by Licensed Technical Person, and owner.
2. Completion/occupancy Fees for all type of buildings @ Rs. 10/- per square meter of covered area as per sanctioned building plan.
3. Valid time extension certificate, if applicable.
4. Photographs of the building from front and side setbacks.
5. Photocopy of registration of licensed technical person signing the plan and Appendixes-
6. Copy of receipt of payment of Water/Sewer connection charges and any other charges as may be required by the Authority.
7. For buildings more than three stories (including ground floor) or more than 12.0 meter height and important facilities like water works, overhead tank, telephone exchange, bridges and culverts, electric substation, transmission towers, the requirements specified in the Indian Standard Code and Guidelines and other documents shall be observed for Structural Safety And Natural Hazards protection of buildings. The details of relevant codes and guidelines are given in Appendix 11- A/B/C/D.
8. Soft copy of the building plan submitted

Annexure-C: C2 CHECKLIST – COMPLETION - UPSIDA

CHECKLIST-For buildings other than those on individual residential plots

1. 3 copies of drawings (one set cloth mounted) duly signed by Licensed Technical Person and owner.
2. Completion/occupancy fees for all type of buildings @ Rs. 10/- per square meter of covered area as per sanctioned building plan.
3. Valid time extension certificate, if applicable,
4. Photographs of the building from front and side setbacks,

5. Photocopy of registration of licensed technical person signing the plan and Appendices.
6. NOC from Chief Fire Officer, wherever applicable-NOC from Explosive Department, wherever applicable.
7. Copy of receipt of payment of water/sewer connection charges or any other charges if not submitted at the time of plan approval, and any other charges as may be required by the Authority.
8. For buildings more than three stories (including ground floor) or more than 12.0 meter height and important facilities like water works, overhead tank, telephone exchange, bridges and culverts, electric substation, transmission towers, the requirements specified in the Indian Standard Code and Guidelines and other documents shall be observed for Structural Safety And Natural Hazards protection of buildings. The details of relevant codes and guidelines are given in Appendix 11- A/B/C/D.
9. Soft copy of the building plan submitted

Annexure-C: C3 CHECKLIST – COMPLETION – Ex-LIDA

CHECKLIST - For buildings on individual residential plots

1. 3 copies of drawings (one set cloth bounded) duly signed by Licensed Technical Person and owner,
2. Completion fees.
3. Valid time extension certificate, if applicable,
4. Photographs of the building from front and side setbacks,
5. Photocopy of registration of Licensed Technical Person signing the plan and Appendices,
6. Copy of receipt of payment of Water, Sewer connection charges, Metre charges and any other charges as may be required by the Authority,
7. Floppies/Compact Disc of the building plan submitted,
8. Any other document as may be required from time to time.

Annexure-C: C4 CHECKLIST – COMPLETION – Ex-LIDA

CHECKLIST—9B (For buildings on Plots other than individual residential plots)

1. 3 copies of drawings (one set cloth bounded) duly signed by Licensed Technical Person and owner.
2. Completion fees.
3. Valid time extension certificate, if applicable.
4. Photographs of the building from front and side setbacks.
5. Photocopy of registration of Licensed Technical Person signing the plan and Appendices.
6. No Objection Certificate from Chief Fire Officer, wherever applicable.
7. No Objection Certificate from Explosive Department, wherever applicable.
8. Certificate from owner and structural Engineer regarding earthquake resistance of building as per Appendix 8/A/B/D, if applicable.
9. Copy of receipt of fees deposited with Lucknow/Unnao Power Company Ltd.
10. Copy of receipt of payment of Water, Sewer connection charges, Meter charges if not submitted at the time of plan approval, and any other charges as may be required by the Authority.
11. Floppies /Compact Disc of the building plan submitted.
12. Any other document as may be required from time to time.

Annexure-D: Formats of Certificates/Receipts/Letters to be issued from OBPAS

1. SANCTION LETTER (For reference as required by UPSIDA)

Uttar Pradesh State Industrial Development Authority

UPSIDA Complex, A-1/4 Lakhnupur

Kanpur-208024, Uttar Pradesh

Website: www.onlineupsidc.com

Online Building Plan Approval System (OBPAS)

Date :

From
The Chief Executive Officer,
Uttar Pradesh State Industrial Development Authority,Kanpur Uttar Pradesh

To

Sir / Madam,

With reference to your application no..... dated..... for grant of sanction of residential building plan for **plot no. -** It is to inform that the sanction request is being conceded by the Noida Authority under the following conditions mentioned below for your ready reference.

1. This sanction is granted under the provision of the Uttar Pradesh State Industrial Development Area Building regulations-2018 (AsAmended).
2. This map is valid upto 5 years from the date of sanction letter.
3. After completion of the construction, you have to apply for occupancy certificate within validity period along with necessary documents as mentioned in the Appendix-.. (Checklist ..) of the Uttar Pradesh State Industrial Development Area Building regulations-2018 (As Amended).
4. If demanded by the Authority, you shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing and letter shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes, prior permission is required from the Authority.
7. Allottee/Owner and Architect shall be responsible for carrying out the work in accordance with the provision of the Uttar Pradesh State Industrial Development Area building regulation-2018 (As Amended).
8. Allottee/Owner shall be required to follow the terms & condition as mentioned in various NOC's issued by different organization of State/Central Government from time to time.
9. No activities/Use shall be permitted in the premises other than as prescribed in Broucher / Allotment letter/Lease deed.
10. Building shall not be occupied before getting completion certificate from the Authority.
11. If there is any dispute arises related with ownership of the property, it would be sole responsibility of the owner.
12. During construction period, owner has to ensure free movement of traffic.
13. The owner has to follow all direction issued by National Green Tribunal.
14. No parking of any kind shall be permitted outside premises and adjoining road of the plot.
15. The construction work will be started only after getting Environmental NOC under relevant act. (If Applicable).
16. The construction work beyond the height of 30 mtrs. Shall be done after getting NOC from Airport Authority (If Applicable)

Yours Faithfully,
For Uttar Pradesh State Industrial Development Authority
(.....)

2. OBJECTION LETTER (For reference as required by UPSIDA)

Uttar Pradesh State Industrial Development Authority

UPSIDA Complex, A-1/ Lakhnupur,
Kanpur-208024, U.P.

Website: www.onlineupsidc.com

Online Building Plan Approval System (OBPAS)

Date :

From
The Chief Executive Officer,
U.P. State Industrial Development Authority,
Kanpur Uttar Pradesh

To
.....
.....

Sir / Madam,

With reference to your application no. dated for grant of sanction of New building plan for plot no. - in It is to inform that the sanctionrequest is being rejected by the Uttar Pradesh State Industrial Development Authority under the following conditions mentioned below for your ready reference.

Comment:-

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Yours Faithfully,
For U.P. State Industrial Development Authority

3. PAYMENT RECIEPT(For reference as required by UPSIDA)

<p style="text-align: center;">UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY UPSIDA Complex, A-1/4 Lakhanpur, Kanpur-208024, U.P. Website: www.onlineupsidc.com Online Building Plan Approval System (OBPAS) GST No.</p>	
<p>Receipt No. : File No. : Account No. : Property Type. : Transaction Mode : Transaction ID : Application Through : UPSIDA OBPAS</p>	
<p>Account Head : Amount (Rs.)</p> <p>Plan Processing Fees : Malba Fees : Layout Fees : GST@18% : Total Amount: :</p>	<p>Property Location : Applicant Name : GST No : PAN No. : E-mail Id. : Mobile No. : Address. :</p>
<p>Note:</p> <ul style="list-style-type: none">• Malba fees is applicable as per UPSIDA Authority Building By Laws 2018.• Plan Processing fees is chargeable as per UPSIDA Authority Building By Laws i.e. Rs./ sq.m.• Layout Fees is chargeable as per UPSIDA Authority Building By Laws 2018. <p>This is a system generated document and does not require signature. Any unauthorized use, disclosure, dissemination, or copying of this document is strictly prohibited and may be unlawful.</p> <p>Thank you. Please quote this receipt no. for any queries in future related to this transaction. Transaction Details are mentioned above for reference.</p>	

4. SCRUTINY REPORT (For reference as required by UPSIDA)

B. Drawing

Three copies of Drawing	YES
One copy cloth bound	YES
Signature of Applicant and Architect	NO
Building Plan including service plan	NO
Parking Plan and Calculation	NO
Landscape Plan and Calculation	NO
Layout Plan signed by Town Planner	NO
Guard Room Detail	NO
Coverage Plan of each floor	NO
Total Building Height	NO
Area statement	NO
Foundation details	NO
Electrical Load	NO
Temporary Structure	NO
Culvert detail	NO
Rain water harvesting	NO

Electronic Document - For Testing Purpose

Note: All Linear measurement values are in **Metres** and Area values in **Square Metres**

C. Approval Form

Supervision of Building Work (Appendix - 2)	NO
Structural stability certificate from the licensed technical personnel (Appendix - 3)	NO
Certificate of architect in case of simplified sanction for Industrial Residential plots (Appendix - 4)	NO
Indemnity bond (for basement) On Rs-100/- stamp paper duty signed by notary (Appendix - 5) (Optional)	
General specification sheet (Appendix - 6)	NO
Application for drainage of premises in duplicate (Appendix - 7)	NO
Appendix 8A	NO
Appendix 8B	NO
Appendix 8C	NO
Photo copy of registration of Architect signing the building plan and appendix.	NO
Photo copy of Certificate of M.E. Structural Engineer.	NO
Copy of Certificate of Town Planner	
Rain Water Harvesting (If required).	NO
Tree plantation certificate.	NO

D. Setback Details

Setback	Minimum	Proposed	Result
Front setback	9	30.32	OK
Ramp Side setback	6	9.54	OK
Other Side setback	6	9.02	OK
Rear setback	6	9.88	OK

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Note: All Linear measurement values are in Metres and Area values in Square Metres

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E. Area Statement

Type	Maximum	Proposed	Result
Basement Floor1	3361.76	Not Provided	N.A.
Ground Floor	3361.76	1929.50	Ok
Stilt Floor	N.A.	Not Provided	N.A.
First Floor	3361.76	1935.35	Ok
Second Floor	3361.76	1935.35	Ok
Third Floor	3361.76	1935.35	Ok
Fourth Floor	3361.76	1929.52	Ok
Fifth Floor	3361.76	1929.50	Ok
Sixth Floor	3361.76	1028.66	Ok
F.A.R. (1.5)	14407.54	12623.23	Ok
Basement (Free from F.A.R.)	N.A.	Not Provided	N.A.
Area Under Facilities (Max 15% of Permissible F.A.R.)	2161.13	1493.11	Ok
Terrace Floor (Only Mumty and Lift Machine Permissible)	N.A.	116.97	Ok (Please check Manually)
Total area for fees	N.A.	14116.34	Ok

F. Support Facilities

Type	Particulars	Maximum	Proposed	Result

G. Plinth

	Maximum	Proposed	Result
Plinth Height	0.50	0.35	Ok

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Note: All Linear measurement values are in Metres and Area values in Square Metres

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H. Height of Boundary Wall from Plinth			
	Maximum	Proposed	Result
Front	1.00 m Solid + 1.10 m Railing	1.00 m Solid + 0.90 m Railing	Ok
Side	2.40 m Solid	2.10 m Solid	Ok
Rear	2.40 m Solid	2.10 m Solid	Ok

I. General Parameters			
	Required	Proposed	Result
H. Number of Trees to be planted inside the plot	62	65	Ok
Number of EverGreen Trees to be planted inside the plot	31	40	Ok
Soft Landscaping	1,872.26	2,020.03	Ok

K . Total Building Height			
	Maximum	Proposed	Result
Total Building Height	0.00	26.75	Ok

L. Parking Details			
Parking	Minimum	Proposed	Result
Number of Cars	144	171	Not Ok
Space for Car (Open Space)	2120	2873	Ok
Space for Car (Basement Space)	0	2026	Ok
Space for Car (Stilt Parking)	0	0	-

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Note: All **Linear** measurement values are in **Metres** and **Area** values in **Square Metres**

M. Fees		
Heads/Category	Required	Deposited
Plan Processing Fees	499,718.41	
Layout Plan Fees	11,333.94	
Malwa charges	249,859.20	
Water Connection	64,075.00	
Sewer Connection	41,940.00	
Drain Connection	14,445.00	
Electric & Telephone Pipe	20,970.00	
Service Connection (Option-1)	0	
If Only one Electric or Telephone Connection Charges	0	
Service Connection (Option-2)	0	
Temporary Structure	200.00	
Revision Fees	0	
Revalidation Charges	0	
Rain Water Harvesting Fees	118.00	

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Note: All **Linear** measurement values are in **Metres** and **Area** values in **Square Metres**

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