

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

(Amalgamation Process)

Version – 1.0

Designed and Drafted by –

Medhaj Techno Concept Pvt. Ltd.

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Introduction

OBPAS (Online Building Plan Approval System) is a new revolutionary tool developed by Medhaj Techno Concept Private Limited on behalf of U.P. Electronics Corporation Limited to speed up the process of building plan compliance check-in accordance with building by-laws of respective councils. Its high speed and accuracy are a boon to all stakeholders. It is capable of analyzing the building plans within minutes and generates a set of reports, which are comprehensive and easily understandable to all.

In the software, architect is considered to be a person who plans, designs and oversees the construction of the building. The professional requirement for Architect varies from place to place. In Indian ecosystem, only those architects, qualified with an appropriate license, certification or registration like Council of Architecture (COA) may legally practice architecture. The architect once hired by a client is responsible for creating a design concept that both meets the requirements of the client and provides the facility suitable as per the requirement. The architect must meet all the requirements of the planned project, ascertaining the viability of the same with the client (AUTHORITY)

Authority refers to “Development Authorities”, meaning a person or body appointed as, contemplated by and in accordance with the municipal corporation for the development of the land in the city.

The development authority is responsible for infrastructure development, commercial projects, residential schemes and amenities, rehabilitation of slums, preparation and implementation of master plans, eco-friendly schemes and transportation systems.

Development, in terms of land, property or real estate process of coordinating various activities to transform ideas and plans into reality. As a business process, it involves the financing, construction, renovation, or refurbishment of buildings and land in order to make profit and continue the development of area under its jurisdiction. So, the major role in the development comes for the architects as stated above.

The development process for any building can be summarised in two phases, namely: Pre-Construction

(Sanction) and Post-Construction (Completion).

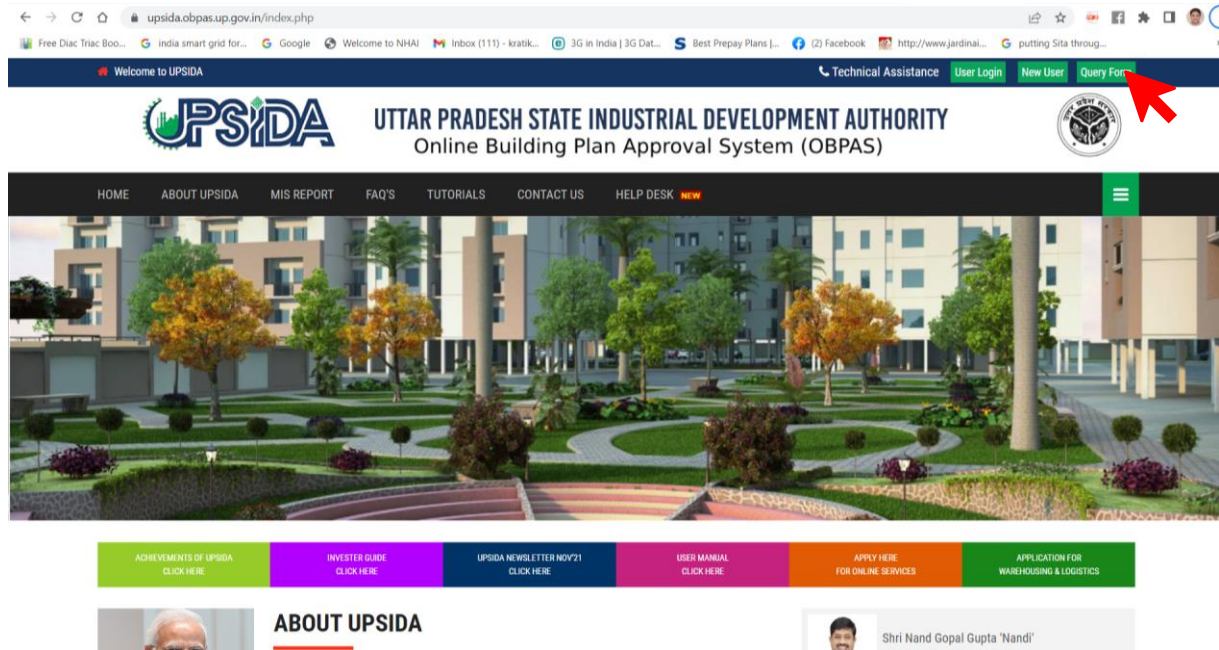
URL to access OBPAS platform

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

Steps to be followed:

1. **Step 1:** First visit <https://upsida.obpas.up.gov.in> and register yourself.
2. **Step 2:** Initiate request for Architect selection.
3. **Step 3:** Visit Nivesh Mitra and login with user credentials to apply for the New Sanction/ Completion/ Revalidation/ Revision etc.
4. **Step 4:** Fill the application form and upload required drawing and documents.
5. **Step 5:** Payment of requisite fee for successful submission of the application.

Step 1: How to Register



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

- Allottee
- Architect
- Engineer
- Supervisor

upsida.obpas.up.gov.in/new_users.php

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

Registration Form Login

: Kindly note that there is NO REGISTRATION FEE for registering or obtaining password for UPSIDA-OBPAS web application.

Want To Register As?

Applicant Architect Engineer Supervisor

For Queries and Support, Please Contact Us
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.obpas.up.gov.in/allottee_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

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Want to register as ? * ☒ UPSIDA ☐ EX-LIDA

Allotment Letter no. *	Phone No. *	Email ID *
Allottee Name *	Address 1 *	Address 2
Father Name *	Plot No. *	Total Allotted plot Area (in Sqm.) *
Industrial Area *	Aadhar No. *	Date of Allotment *
Allotment Type *	Project Value (in Crores) *	Product Manufactured *

upsida.obpas.up.gov.in/allottee_reg_form.php

Select Allotment Type

Date of Lease deed*

Enter Project Value

Enter Product Manufactured

Authorised Signatory Name *

Enter Authorised Signatory Name

Authorised Signatory Address *

Enter Signatory Address

Authorised Signatory Phone *

Enter Signatory Phone

Authorised Signatory Email ID *

Enter Authorised Signatory Email ID

Company Name *

Enter Company Name

Firm Constitution

Enter Firm Constitution

Pan Card No. *

Enter Pan Card No.

CIN No.

Enter CIN No.

GST No.

Enter GST No.

Land District*

Select District

☐ 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

upsida.obpas.up.gov.in/index.php

Welcome to UPSIDA

Technical Assistance [User Login](#) [New User](#) [Query Form](#)

UPSIDA UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY
Online Building Plan Approval System (OBPAS)

HOME ABOUT UPSIDA MIS REPORT FAQ'S TUTORIALS CONTACT US HELP DESK **NEW**

ACHIEVEMENTS OF UPSIDA
CLICK HERE

INVESTOR GUIDE
CLICK HERE

UPSIDA NEWSLETTER NOV'21
CLICK HERE

USER MANUAL
CLICK HERE

APPLY HERE
FOR ONLINE SERVICES

APPLICATION FOR
WAREHOUSING & LOGISTICS

ABOUT UPSIDA

Shri Nand Gopal Gupta 'Nandi'

Enter the Username and Password:

upsida.obpas.up.gov.in/login.php

Welcome to UPSIDA

Technical Assistance [User Login](#) [New User](#)

UPSIDA UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY
Online Building Plan Approval System (OBPAS)

HOME ABOUT UPSIDA MIS REPORT FAQ'S TUTORIALS CONTACT US HELP DESK

Disclaimer : Kindly note that there is NO REGISTRATION FEE for registering or obtaining password for UPSIDA-OBPAS web application.

Key Points:

- Applicant/Architects are requested to report their issue regarding drawing submission at: [Click to Report Issues](#) or upsida@medhaj.com
- In case of any query, kindly click on the FAQ's tab or else register your specific query in the Issue Reporting Form.
- It is mandatory to upload the duly signed copy (owner and architect) of the scrutiny approved drawing of the building plan.
- For application submitted before 18th February 2023, applicant shall have to re-apply through UPSIDA-OBPAS.
- Processing Fee and balance fee (calculated as per Building Regulations 2018) shall have to be paid by the applicants whose application has been rejected earlier.
- In case of objections, the fees so paid shall not be refunded to the applicant but the applicant shall be allowed to resubmit the plan without any additional fees after complying with all the objections within a period of one year from the date of receipt of the objection order.
- Processing Fee is non-refundable.
- For plots allotted prior to 26.11.2018, F.A.R., Ground coverage, setbacks and density shall be applicable as per Building Regulations 2004.

SIGN IN HERE

Username*
Enter Username

Password*
Enter Password

[Forgot Username?](#) or [Forgot Password?](#)

[Login Now](#)

ERROR fo Invalid do

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.

upsida.obpas.up.gov.in/login_authentication.php

OBPAS - UPSIDA - L... OBPAS Registration... UPSIDA

Welcome to UPSIDA

Technical Assistance [User Login](#) [New User](#)

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Online Building Plan Approval System (OBPAS)

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USER AUTHENTICATION

Check your Email or Phone for 4 Digit OTP

Enter 4 Digits Code

OTP Expires in 296 Seconds

[Verify Now](#)

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

upsida.obgas.up.gov.in/admin/dashboard.php

UPSIDA

Allottee

Application List

Dashboard

All Request Applications

All Cancelled Applications

Letter/Document

My Details

Time Extension

Dashboard - Applicant

Applicant Type : UPSIDA

Plot No. :

Plot Area (sq.m) :

Sanction Type :

Request Type :

Architect/Engineer/Supervisor List :

Your Land Details are Processed Now.

[Request for Sanction](#)

[Request for Completion](#)

Sanction Process
Application Status : Not Submitted
Validity Upto : 04-01-2024

Completion Process
Application Status : Not Submitted

Helpdesk : [Click Here](#)
Contact no. : +91 8090454694
E-Mail ID : upsida.helpdesk@medhuj.com
Powered By : Medhuj Techno Concept Pvt. Ltd.

Step 2: Authorization of Architect

upsida.obgas.up.gov.in/admin/apply_request_allottee.php?apptype=Sanction

UPSIDA

Allottee

Application List

Dashboard

All Request Applications

All Cancelled Applications

Letter/Document

My Details

Time Extension

Authorization Request

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Authorization of Architect/ Engineer/ Supervisor

Plot No. :

Plot Area (sq.m) :

Allottee Type :

Request Type :

Sanction Type :

Architect/ Engineer/ Supervisor List :

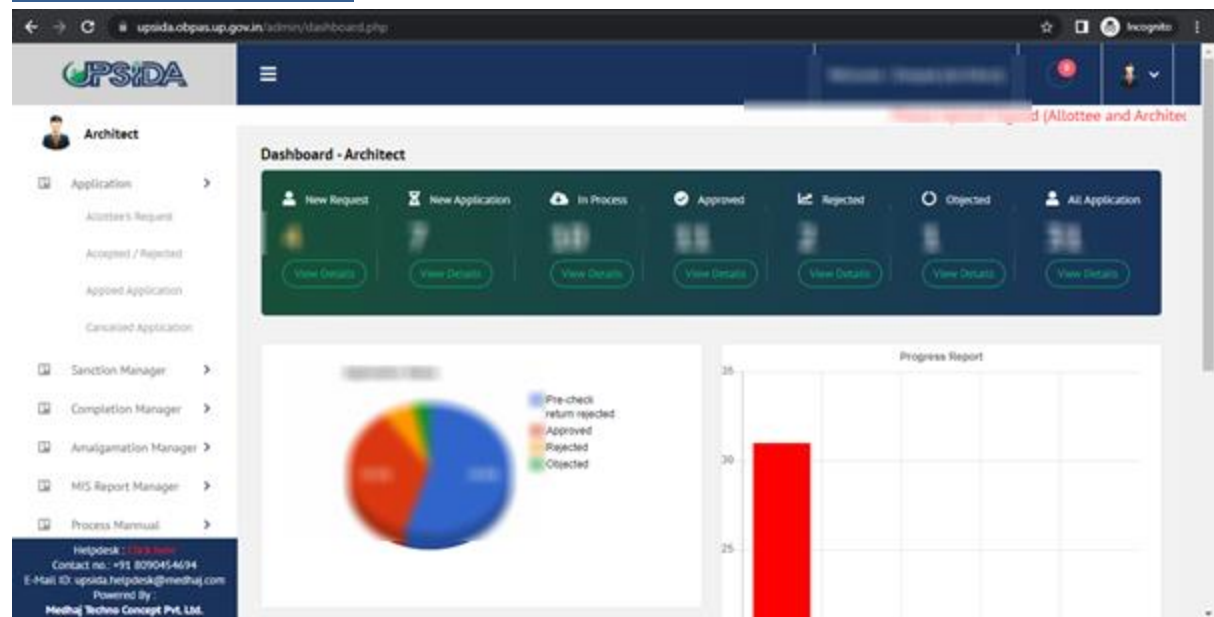
Note: In Case of LDA - Architect/Engineer/Supervisor List will be active only after Land and Engineer Department's Approval

Architect/Engineer/Supervisor Details

REGISTRATION NO.	ARCHITECT/ENGINEER/SUPERVISOR NAME
ARCHITECT/ENGINEER/SUPERVISOR DISTRICT	STATE
ARCHITECT/ENGINEER/SUPERVISOR EMAIL ID	ARCHITECT/ENGINEER/SUPERVISOR PHONE NO

Helpdesk : [Click Here](#)
Contact no. : +91 8090454694
E-Mail ID : upsida.helpdesk@medhuj.com
Powered By : Medhuj Techno Concept Pvt. Ltd.

Architect Process



The screenshot shows the 'All Requested Applications' page. The top navigation bar includes the UPSIDA logo and a menu icon. The left sidebar lists various application management options. The main content area displays a table of application requests. The table has columns for Application ID, Application Name, Application Type, Application Status, and Application Date. The table shows four entries, all with a status of 'Approved' and a date of '2023-01-01'. Below the table, there is a pagination control showing 'Showing 1 to 4 of 4 entries' and buttons for 'Previous', '1', and 'Next'.

Application ID	Application Name	Application Type	Application Status	Application Date
1	...	...	Approved	2023-01-01
2	...	...	Approved	2023-01-01
3	...	...	Approved	2023-01-01
4	...	...	Approved	2023-01-01

Step 3- Nivesh Mitra Process

← → ↺ niveshmitra.up.nic.in/nmmasters/Entrepreneur_Dashboard.aspx ☆ Incognito UPSWP222343167

Nivesh Mitra

RAVI

Online

Dashboard

Fill Common Application Form

Apply For Permissions/NOC's/License

Apply for LoC/Sanction Letter

Pay Consolidated Fee

Reconcile Your Consolidated Payment By Double Verification Mode

Need Any Help file the Grievance/Feedback

Check Your Grievance Status

Change Password

My Profile

Legend Used For Status Display

Entrepreneur Dashboard

Home > Entrepreneur Dashboard

?

CERTIFICATE/NO...

0

More info

↻

FORM SUBMITTED

0

More info

↻

PENDING

0

More info

?

QUERY/OBJECTION

0

More info

✖

REJECTED

0

More info

↻

FORWARDED

0

More info

↻

FORM RE-SUBMIT...

0

More info

↻

SAVE AS DRAFT

10

More info

✓

APPROVED

0

More info

↻

FEE PAID

0

More info

⚙

INPROCESS

0

More info

View Other Status

Update Your MoU Intent ID (in case you have signed an MoU)

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← → ↺ niveshmitra.up.nic.in/nmmasters/Add_Form.aspx ☆ Incognito UPSWP222343167

Nivesh Mitra

RAVI

Online

Dashboard

Fill Common Application Form

Apply For Permissions/NOC's/License

Apply for LoC/Sanction Letter

Pay Consolidated Fee

Reconcile Your Consolidated Payment By Double Verification Mode

Need Any Help file the Grievance/Feedback

Check Your Grievance Status

Change Password

My Profile

Legend Used For Status Display

Apply For Permissions/NOCs/Licenses/Incentive

Home > Apply For Permissions/NOCs/Licenses/Incentive

Select Enterprise/Unit for which Departments

Please Select

Permissions/NOCs/Licenses/Certificates/Incentive etc. are needed

Please Select Unit Name Tagged with Unit ID

Select Department Name

Please Select

Select Service Name

Please Select

View Applied Application

New Application

Reset

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upsida.obpas.up.gov.in/nivesh_mitra/apply_for_amalgation_of_plots.php
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NIVESH MITRA
Single Window Portal, Government of Uttar Pradesh
Uttar Pradesh State Industrial Development Authority
Government Of Uttar Pradesh उत्तर प्रदेश सरकार



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Application Form - Amalgamation of Plots

Applicant Applicant Details
Amalgamation Details
Upload Document
Fees

Ownership Documents

Allotment Letter of Each Plots*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	Upload
Scanned Copy of Lease Deed Of Each Optional Plots*	Upload PDF Document: (Only pdf File, Max-Size: 2Mb)	Upload Pdf	Upload

Drawing Documents

Certificate

Step: 5 – Payment of Fee

upsida.obpas.up.gov.in/nivesh_mitra/apply_for_amalgation_of_plots.php
Incognito

Application Form - Amalgamation of Plots

Applicant Applicant Details
Amalgamation Details
Upload Document
Fees

Plot no.
A452

Amalgated Plots:

Total Amalgated Area:

Sno.	Fees Type	Total Fee (Rs.)
1	Charges for Amalgamation of Plots (@5% of current rate of IA ie (14000.00)*PlotArea)	0.00
2	Processing Fee Against Request for Amalgamation of Plots	0.00
3	GST 18% on Processing Fee Against Request for Amalgamation of Plots	0.00
14	Total Payable Fee (Rs.)	0.00

☐ Disclaimer : Any difference in fee will be Paid afterwards.

Submit