

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).

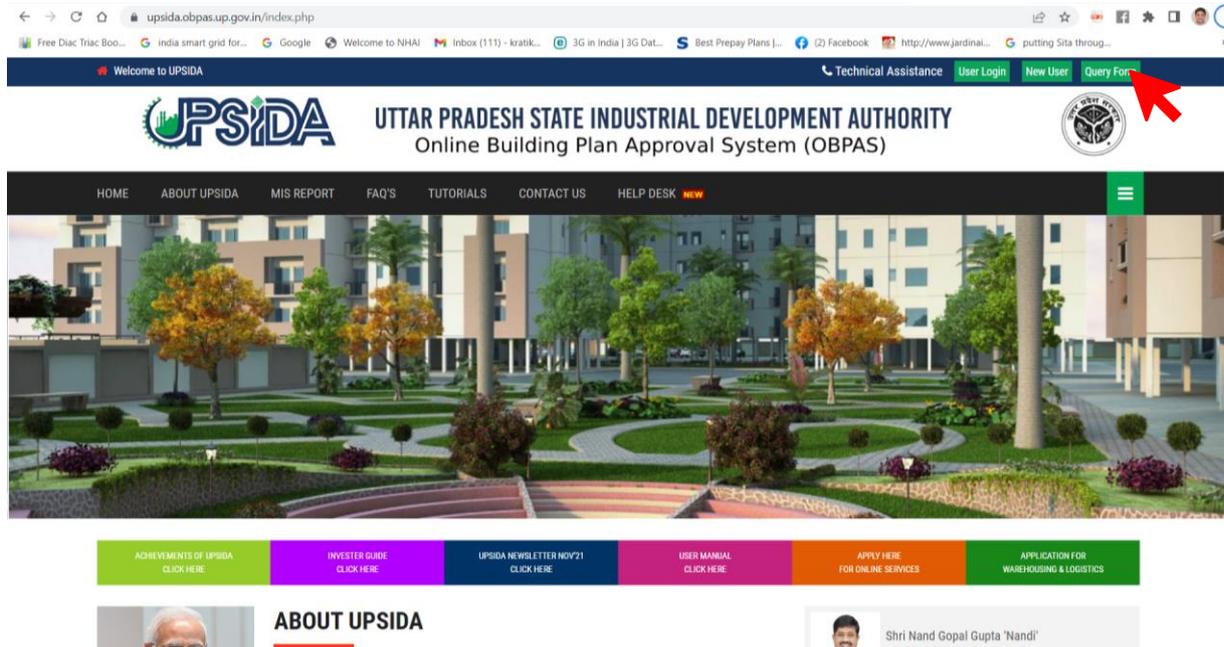
URL to access OBPAS platform

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



The screenshot shows the homepage of the Uttar Pradesh State Industrial Development Authority (UPSIDA) Online Building Plan Approval System (OBPAS). The browser address bar displays upsida.obpas.up.gov.in/index.php. The website header includes a navigation menu with 'Technical Assistance', 'User Login', 'New User', and 'Query Form' buttons. A red arrow points to the 'New User' button. Below the header, the UPSIDA logo and the text 'UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY Online Building Plan Approval System (OBPAS)' are visible. A main navigation bar contains links for 'HOME', 'ABOUT UPSIDA', 'MIS REPORT', 'FAQ'S', 'TUTORIALS', 'CONTACT US', and 'HELP DESK NEW'. A large banner image shows a modern industrial building complex. Below the banner, there are several colored buttons: 'ACHIEVEMENTS OF UPSIDA', 'INVESTOR GUIDE', 'UPSIDA NEWSLETTER NOV'21', 'USER MANUAL', 'APPLY HERE FOR ONLINE SERVICES', and 'APPLICATION FOR WAREHOUSING & LOGISTICS'. At the bottom, there is an 'ABOUT UPSIDA' section featuring a profile picture and the name 'Shri Nand Gopal Gupta 'Nandi''.

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

Free Diac Triac Boo... india smart grid for... Google Welcome to NHAI Inbox (111) - kratik... 3G in India | 3G Dat... Best Prepay Plans [...] Facebook http://www.jardinal... putting Sita throug...

UPSIDA **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

Free Diac Triac Boo... india smart grid for... Google Welcome to NHAI Inbox (111) - kratik... 3G in India | 3G Dat... Best Prepay Plans [...] Facebook http://www.jardinal... putting Sita throug...

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

Applicant Registration Form Login

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

Back

Want to register as ? * UPSIDA EX-LIDA

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

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

Select Allotment Type

Enter Project Value

Enter Product Manufactured

Date of Lease deed*
Date(dd-mm-YYYY)

Authorised Signatory Name *
Enter Authorised Signatory Name

Authorised Signatory Address *
Enter Signatory Address

Authorised Signatory Phone *
Enter Signatory Phone

Authorised Signatory Email ID *
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:

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 FAQs 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.

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

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.obpas.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

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
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Medhuj Techno Concept Pvt. Ltd.

Step 2: Authorization of Architect

upsida.obpas.up.gov.in/admin/apply_request_allottee.php?appfor=Sanction

UPSIDA

Allottee

- Application List
 - Dashboard
 - All Request Applications
 - All Cancelled Applications
 - Letter/Document
 - My Details
 - Time Extension

Authorization Request Allottee / Apply for Authorization

[Back](#)

Authorization of Architect/ Engineer/ Supervisor

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
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upsida.obpas.up.gov.in/admin/apply_request_allottee.php?apptur=Sanction

Allottee

- Application List
- Dashboard
- All Request Applications
- All Cancelled Applications
- Letter/Document
- My Details
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Authorization Request

[Back](#) / [Apply for Authorization](#)

Authorization of Architect/ Engineer/ Supervisor

Allotment no. Plot Area (sq.m) Allottee Type
 Request Type Sanction Type

[Back](#)

upsida.obpas.up.gov.in/admin/allottee_all_request.php

UPSIDA

Allottee

- Application List
- Dashboard
- All Request Applications
- All Cancelled Applications
- Letter/Document
- My Details
- Time Extension

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Allottee's All Request

[Application Request](#) / [Architect Request](#)

Show entries [Back](#)

Sr no.	Allotment no.	Architect ID	Applied For	Acceptance	Application	App. Status	Actions	App. Type	Date Time
NO DATA AVAILABLE IN TABLE									

Showing 0 to 0 of 0 entries

Architect Process

Dashboard - Architect

Application Status

Status	Count
New Request	7
New Application	10
In Process	11
Approved	2
Rejected	1
Objected	1

Progress Report

Category	Value
Pre-check return rejected	1
Approved	2
Rejected	1
Objected	1

Helpdesk: 028-9000
 Contact no. - +91 8090454694
 E-Mail ID: upsida.helpdesk@medhuj.com
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All Requested Applications

Application Request / Architect Request

Show 4 entries

ID	Name	Status	Date
1	...	Objected	...
2	...	Objected	...
3	...	Objected	...
4	...	Objected	...

Showing 1 to 4 of 4 entries

Previous 1 Next

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Step 3- Nivesh Mitra Process

Nivesh Mitra

RAVI Online

UPSWP222343167

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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Nivesh Mitra

RAVI Online

UPSWP222343167

Apply For Permissions/NOCs/Licenses/Incentive

Home > Apply For Permissions/NOCs/Licenses/Incentive

Select Enterprise/Unit for which Departments:

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

Select Department Name: Select Service Name:

[View Applied Application](#) [New Application](#) [Reset](#)

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Sr.No.	Department	Form Name	Status
		Completion Certificate	<input type="checkbox"/>
		Application for Seeking Incentive Under Warehousing and Logistics Policy 2022	<input type="checkbox"/>
		Revalidation of Sanctioned Map	<input type="checkbox"/>
		Addition Alteration of Sanctioned Map	<input type="checkbox"/>
		Request for New Sanction Building Plan Application	<input checked="" type="checkbox"/>
		Revision of Sanctioned Map	<input type="checkbox"/>
		Request for Amalgamation of Plots Post Allotment (OBPAS)	<input checked="" type="checkbox"/>
		Request for Subdivision of Plot (OBPAS)	<input checked="" type="checkbox"/>
19.	Infrastructure and Industrial Development Authority - NOIDA		<input type="checkbox"/>
20.	Infrastructure and Industrial Development Authority - GREATER NOIDA		<input type="checkbox"/>
21.	Infrastructure and Industrial Development Authority - YFIDA		<input type="checkbox"/>

niveshmitra.up.nic.in/nmmasters/Add_Form.aspx
Incognito

Nivesh Mitra
UPSWP222343167

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

Select Department Name: Infrastructure and Industrial Development ,

Select Service Name: Request for Amalgamation of Plots Post Allk

UPSWP22234316704 - UPSIDA Reset Choice

View Applied Application
New Application
Reset

Sr.No.	Department	Form Name
1.	Infrastructure and Industrial Development Authority - UPSIDA	

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Browser: 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
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- Need Any Help file the Grievance/Feedback
- Check Your Grievance Status
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Apply For Permissions/NOCs/Licenses/Incentive

Home > Apply For Permissions/NOCs/Licenses/Incentive

Select Enterprise/Unit for which Departments: UPSWP22234316704 - UPSIDA Reset Choice

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

Select Department Name: Infrastructure and Industrial Development | Select Service Name: Request for Amalgamation of Plots Post AI

View Applied Application New Application Reset

Sr.No.	Department	Form Name										
1.	Infrastructure and Industrial Development Authority - UPSIDA	<table border="1"> <thead> <tr> <th>Sr.No.</th> <th>Service Name Application ID</th> <th>Form Status Status Change Date</th> <th>Current Remarks</th> <th>Fill/View Form</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Request for Amalgamation of Plots Post Allotment (OBPAS) 22234316704210410001</td> <td>SAVE AS DRAFT NA</td> <td>New Request Initiated</td> <td></td> </tr> </tbody> </table>	Sr.No.	Service Name Application ID	Form Status Status Change Date	Current Remarks	Fill/View Form	1.	Request for Amalgamation of Plots Post Allotment (OBPAS) 22234316704210410001	SAVE AS DRAFT NA	New Request Initiated	
Sr.No.	Service Name Application ID	Form Status Status Change Date	Current Remarks	Fill/View Form								
1.	Request for Amalgamation of Plots Post Allotment (OBPAS) 22234316704210410001	SAVE AS DRAFT NA	New Request Initiated									

Step: 4 – Application Submission

Browser: upsida.obpas.up.gov.in/nivesh_mitra/apply_for_amalgamation_of_plots.php | Incognito

NIVESH MITRA
Single Window Portal, Government of Uttar Pradesh
Uttar Pradesh State Industrial Development Authority
Government Of Uttar Pradesh उत्तर प्रदेश सरकार Back

Application Form - Amalgamation of Plots

Applicant Applicant Details Amalgamation Details Upload Document Fees

Allotment Number* | Company Name* | Owner / Authorise Signatory Name*

Owner / Authorise Signatory Father Name | Owner / Authorise Signatory Mobile Number* | Owner / Authorise Signatory Email ID*

Owner / Authorise Signatory Address | Owner / Authorise Signatory PAN Number* | Owner / Authorise Signatory GST Number*

Architect Selected* | Architect COA number*

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

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Uttar Pradesh State Industrial Development Authority
Government Of Uttar Pradesh उत्तर प्रदेश सरकार

Application Form - Amalgamation of Plots

Applicant Applicant Details | Amalgamation Details | Upload Document | Fees

Allotment Number*
ALOT52634

Company Name*
MTCPL

Owner / Authorise Signatory Name*
Mahadeva Singh

Owner / Authorise Signatory Father Name
tset

Owner / Authorise Signatory Mobile Number*
8934896415

Owner / Authorise Signatory Email ID*
ravi.kumar22@medhaj.com

Owner / Authorise Signatory Address
Indira Nagar

Owner / Authorise Signatory PAN Number*
CEFPK6063L

Owner / Authorise Signatory GST Number*
SFSF64F5FF6464F

Architect Selected*
sambhoo Singh Pandey

Architect COA number*
CA5525255

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Uttar Pradesh State Industrial Development Authority
Government Of Uttar Pradesh उत्तर प्रदेश सरकार

Application Form - Amalgamation of Plots

Applicant Applicant Details | Amalgamation Details | Upload Document | Fees

Enter Amalgamation Details

Srno.	Select Plot	Plot Area (Sq.m.)	North	South	East	West	Action
1	A452	112.50					X
Total Amalgated plot:						Total Amalgated Area (Sq.m.)	112.50
A452							

Plot No.*
A452

Plot Area
112.50

Complete Prop. Site's Address*
Proposed Site's Address

Land Use*
--Select Land Use--

Plot area as per Physical Measurement(PLR_FMB) (Sq.m.)*
0.00

Plot area as per Deed (Sq.m.)*
0.00

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upsida.obpas.up.gov.in/nivesh_mitra/apply_for_amalgamation_of_plots.php

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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_amalgamation_of_plots.php

Application Form - Amalgamation of Plots

Applicant Applicant Details | Amalgamation Details | Upload Document | Fees

Plot no. 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)	<input type="text" value="0.00"/>
2	Processing Fee Against Request for Amalgamation of Plots	<input type="text" value="0.00"/>
3	GST 18% on Processing Fee Against Request for Amalgamation of Plots	<input type="text" value="0.00"/>
14	Total Payable Fee (Rs.)	<input type="text" value="0.00"/>

Disclaimer : Any difference in fee will be Paid afterwards.

Submit