APPROVAL SYSTEM IN UTTAR PRADESH

REQUIREMENT & PROCEDURE

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Why We Need To Obtain Building Permission

- A building permit is an official approval to construct a new building or expand or remodel an existing one. Its purpose is to ensure that the construction project follows all relevant regulations, including building standards, land use, and environmental protection.

- Usually get a building permit from the local government or other regional regulatory body. This might be your city or town council, but it could also be a larger local agency,

Classification of Building Permission

- Classification of Building permission has been done on Risk Factors
- Low Risk
- This Category contains plots of approved Schemes, Plot upto 100 sqmt under Builtup zone of masterplan, Single Occupancy Residential plots, Plotted Developments etc.
- High Risk
- Other than Single Occupancy Residential Plots, Commercial plots Institutional Plots Assembly Use Plots , Mix Use Plots, Industrial Plots All Categories other than low risk are part of High Risk Category.

Requirement for Building Approval

• Document Requirement

(i)Sale Deed/Gift Deed/Will Deed/Any other Deed

(ii) Architect/Engineer Registration Certificate

(iii) Common Affidavit

(iv) Mutation Document/Possession Letter

(v) Calculation sheet of Estimate with Affidavit

Conditional Documents (Required depending on Site/Plot) :

(i) NOC from Acquisition Section
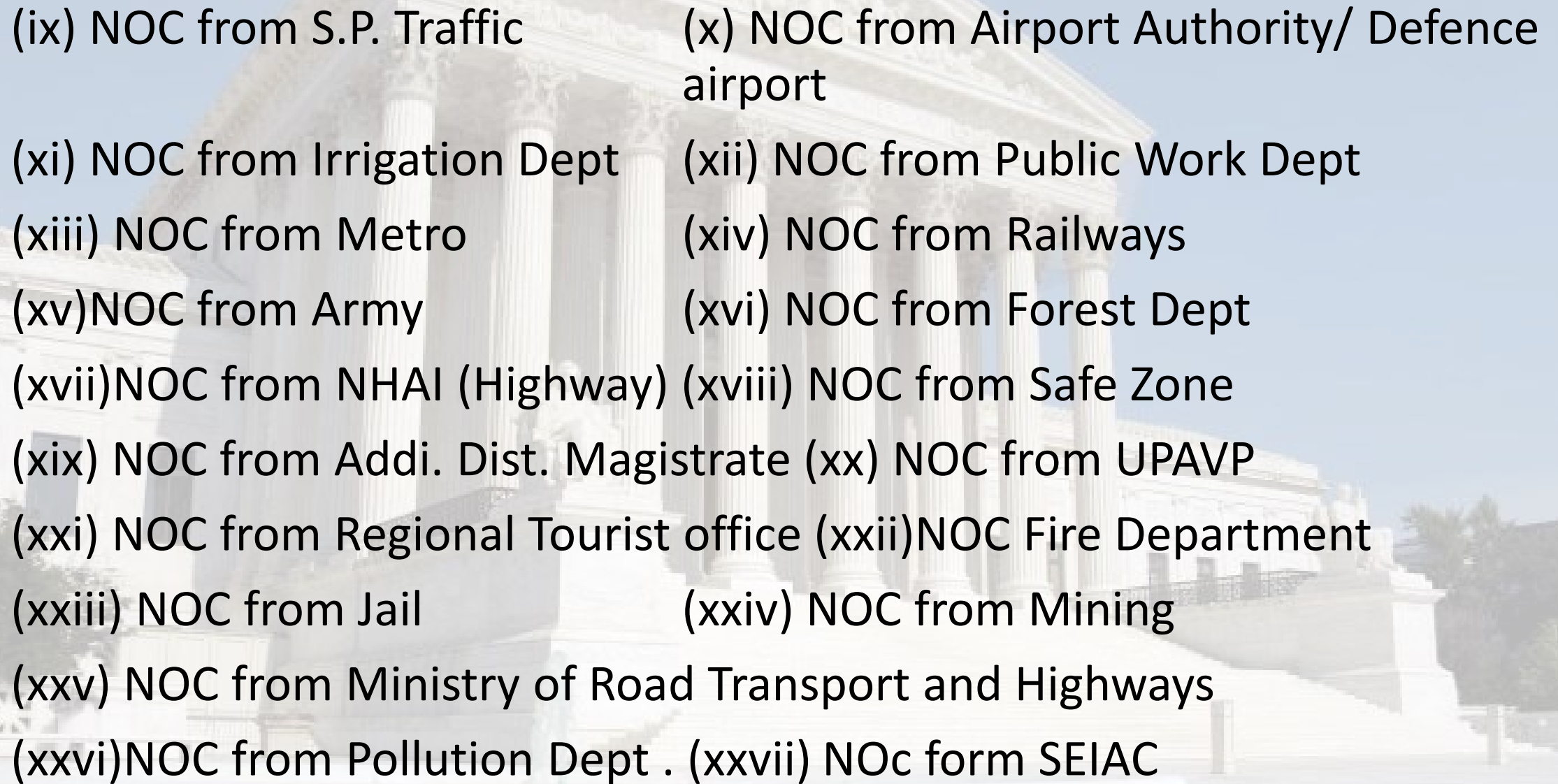(ii) NOC from Nazool Department

(iii) NOC from Trust Section
(iv) NOC from Property Section

(v) NOC from Ceiling Department
(vi) Planning Department Certificate

(vii) NOC from Tehsil
(viii) NOC from Municipal Corporation

(ix) NOC from S.P. Traffic

(x) NOC from Airport Authority/ Defence airport

(xi) NOC from Irrigation Dept

(xii) NOC from Public Work Dept

(xiii) NOC from Metro

(xiv) NOC from Railways

(xv)NOC from Army

(xvi) NOC from Forest Dept

(xvii)NOC from NHAI (Highway)

(xviii) NOC from Safe Zone

(xix) NOC from Addi. Dist. Magistrate

(xx) NOC from UPAVP

(xxi) NOC from Regional Tourist office

(xxii)NOC Fire Department

(xxiii) NOC from Jail

(xxiv) NOC from Mining

(xxv) NOC from Ministry of Road Transport and Highways

(xxvi)NOC from Pollution Dept . (xxvii) NOc form SEIAC

Proposed Layouts

- Site Plan
- Key Plan
- Floor Plans
- Elevations
- Sections
- Service plan
- Landscape Plan
- Parking plan
- Details (Foundation, Rainwater Harvesting, Area Calculations , etc)

Procedure for Online Application

Procedure for Online application had to be done through Software Like UPOBPAS, OBPAS, GNIDA, in form of PREDCR or SMARTDCR

These Software's are a new revolutionary tool developed to help speed up the process of building plan compliance check in accordance with building bye-laws of respective Authorities . Its high speed and accuracy is a boon to all stakeholders. Within minutes it is capable of analyzing the building plans and generates a set of Reports, which are comprehensive and easily understandable to all stake holders.

What Is PREDCR

- PreDCR is software application used to create the architectural plan as per AutoDCR software requirements. It works under AutoCAD environment with additional menu & toolbar. Using PreDCR commands user can create all the required layers in one click. Once all the layers are created in the drawing user can use AutoCAD commands to draw layout plan. As per AutoDCR requirement all building items like proposed plot, proposed work should be drawn on corresponding layer. Short commands are provided to activate any layer in PreDCR. At any time user can verify if the drawn entities are properly closed or not, if proper name text has been written inside all closed poly or not etc. PreDCR will highlight all the failed entities if any. PreDCR can be used to modify/make and verify the existing or new proposal drawing as per AutoDCR software requirements. Users are free to use AutoCAD commands and or PreDCR commands to achieve the main purpose

Proposal Type that Can be Submitted Through PREDCR

- Amalgamation: By drawing initial plots (with unique plot names) on _Plot layer and amalgamated plot on _Reconstitution layer. Give unique name to amalgamated plot on '_Reconstitution' layer.e.g.Recon1.

- 2. Land Division (Sub Division) - By drawing initial plots (with unique plot names) on _Plot layer and subdivided plot on _Subdivision layer. Give unique name to all sub-divided plot on '_sub-division' layer.e.g.SD1, SD2 etc.

- 3. Proposed Development or Building Permission - By drawing plot on plot layer with pwork inside plot having all the Proposed Bldg details

- 4. Open Layout - By drawing main plot (with unique plot names) on _Plot layer and Individual plot on _IndivSubPlot layer. Give unique name to all individual plot .e.g.ID1, ID2 etc. Open layout should contain all layout related entities such as Internal Road, Organized Open Space, Amenity etc drawn inside the Plot poly.

Major Problems while working on PREDCR

- Identifing the Proposal
- Filling Correct Information with Submitting Proposal as some information cannot be edited .
- Proper Drafting Of Drawing
- Overlapping of layers,
- Proper Marking of FSI Layer and UNITBUA
- Provide Information in a way that It can be Auto Calculated as per bye laws