

To
The Principal Secretary,
Housing and Urban development,
Govt. of Uttar Pradesh,
4th Floor, Lal Bhadur Shastri Bhawan, Lucknow.

Sub: Problems regarding approval of maps on U.P. online Building Plan Approval System (OBPAS)

Dear Sir,

As we are well aware that the Govt. of U.P. has framed a policy for early approval of Maps, but due to some technical problems its purpose is not being fulfilled .A meeting regarding the same was held on 16th Sept. 2021 at Lucknow.

The members of UP Architects Association have desired to put forth the following points for your kind consideration:

- 1) Tickets raised for any issue in the software portal are closed un-resolved. In many cases the same is forwarded to the other stake holder and without giving any proper solution and the same is marked as closed. Examples for the same are: (a) In reference to Ticket No. #2219 for File No.MDA/BP/20-21/0329 , the Ticket was raised on 23.07.2021 and was closed Un-resolved by the Software Team on 25.08.2021 which was reopened by the Architect for the resolution of the issue (The same has been attached in Annexure-1A) (b) In reference to Ticket No.#2266 for File No.MDA/BP/20-21/0416, the ticket was raised on 05.08.2021 and was closed un-resolved on 25.08.2021 (The same has been attached in Annexure-1B)
- 2) Scrutiny for the building by-laws is taking too long. This is causing delay in the building maps approval hampering the development of the city. Examples of the same are: a) In reference to the File No.MDA/BP/21-22/0335 , the file was submitted on 11.08.2021 and the scrutiny results were obtained in 14 days of the submission on 25.08.2021 (The same has been attached in Annexure-2)
- 3) As per the previous meeting it was verbally assured by your goodself that in Self-Approval System for the plots under 300 sq.m, Architects/Licensed Engineers shall only be responsible for the building maps approval and shall not be responsible for the violation of the same in the construction of building. However, the same has not been implemented.
- 4) For the verification of the Practicing Licence of the Architects, OBPAS portal needs to be integrated with the Website of Council of Architecture. It is requested that Government of U.P to issue a letter to Council of Architecture for integration of the same.
- 5) Currenty, PREDCR software is functional with Autodesk Autocad only. This is creating monopoly of Autodesk, where an Architect is compelled to use the particular software. PREDCR Software should work on Computer Aided Software (CAD) of all the companies (Few examples are- Draftsight, ZWCAD)
- 6) When the file reaches in post approval then the Architect /Engineer is able to see the objections only when it is forwarded in their console from the Town Planner. The objections raised by the Junior Engineer are not directly visible.
- 7) In post approval proposal flow, the files are moving back and forth from J.E to A.E/ATP, then A.E/ATP to J.E, and then again from J.E. to A.E./ATP. This is causing delay for the

approval of Maps .The file should move unilaterally after comments at each stage
(Example of the same has been attached in Annexure-3)

- 8) In the standard conditions mentioned in the sanction letter, it should be mentioned that the drawings submitted by the Architect are his Intellectual Property and cannot be replicated or copied without his permission.
- 9) Digital Signature of the Architects should be mandatorily be integrated with the portal so that no one can mis-use the ID of the Architects.
- 10) As per Architects Act of 1972, the professionals holding a 5 years degree of Architecture and registered with Council of Architecture are entitled to use the Title of "Architect". Creation of fake ID's for building plans approval is a clear violation of the act. Maps approved though these ID's should be cancelled and to protect the interest of the applicants, they should be allowed to resubmit their maps, and the fee paid by them should be adjusted in the same.
- 11) The scheduled time prescribed for the officials to take action in the file is not being followed.
- 12) While submitting the maps for commercial plots, Structure Drawing and Fire Drawing is being asked at the initial stage of submission. In case the drawings get revised at any stage of approval, then the applicant has to spend again for getting revision in the structural drawings. It is requested, that the same to be up-loaded at the later stage.
- 13) In case the file is re-submitted after objections, previous scrutiny reports are not reflected on the Portal. It is requested that scrutiny reports of all previous scrutiny should also be reflected.
- 14) In some Architects ID's, option for raising the ticket are not working.

ANNEXURE- 1A

Ticket: #2219
From: KDA_arankitagarwal
Date: 7/23/2021 1:29:59 PM
Category: Web application / Drawing/ Scrutiny report and PDF
Authority Name: Meerut Development Authority
File No.: MDA/BP/20-21/0329

Regarding the wrong data report generated by the AutoDCR in File no. MDA/BP/20-21/0329.

Sir,

We have submitted a map on online portal having file number is MDA/BP/20-21/0329 on dated 22.07.2021 which is a commercial plot and comes under बाजार क्षेत्र having net plot area is 804.31 Sq.M.

Bylaws of the above said plot area and its Land use:-

As per the Meerut Master Plan- 2021, point no.- 2.5.2 of Page no.- 56 Certain roads are marked as बाजार क्षेत्र, further in the same point it is lawful that the maximum Ground Coverage will be 70%, FAR 1.50 and front setback 4.5m (1.5m + 3.0m) is permissible on these roads.

As per Pre DCR Scrutiny report

The required Bylaws as per AutoDCR- Check list report
Permissible Ground Coverage should be (45%) = 361.91 Sq.m.
Permissible FAR (2.00) - 1608.50 Sq.m.

It is requested to please take this matter into consideration.

Thanks & regards

Ankit Agarwal
Phone no.- 09997847510

10/17/2021 8:12 PM Ok sir
KDA_Akhilvk

10/14/2021 6:08 PM KDA_arankitagarwal	File resubmitted again. Please check
10/4/2021 7:17 PM KDA_Akhilvk	Ok sir we will clarify this with team and will get back
9/30/2021 5:26 PM KDA_arankitagarwal	I have already mentioned in the ticket. Please check and do needful.
9/30/2021 3:49 PM KDA_Akhilvk	Sir , please sent us what all need to be changed as in the report and please mention what are the issues in the report.
9/27/2021 12:20 PM KDA_arankitagarwal	REMINDER - 01
8/25/2021 4:40 PM KDA_Akhilvk	Ok sir , we will discuss this with our team again and will update.
8/25/2021 3:50 PM KDA_arankitagarwal	We don't know whether the issue has been resolved or not, we are waiting for your reply as you said in your last words.
8/25/2021 1:33 PM KDA_Akhilvk	Sir , Please reply whether this has been resolved or not?
8/25/2021 12:02 PM KDA_arankitagarwal	KDA_arankitagarwal: The ticket has been re-opened
8/25/2021 10:48 AM KDA_Akhilvk	The ticket has been closed
8/12/2021 11:02 AM KDA_Akhilvk	Sir, your proposal is the combination of bazar street (in the front portion of plot) and residential(in the rear portion of plot). Till date we have received proposal of bazar street only. Since it is a new proposal which is not implemented in our system. We are trying to implement it as soon as possible and we will let you know.
8/6/2021 6:35 PM KDA_arankitagarwal	Sir, we are waiting for the solution, till date there is no solution provided by your side. Please do needfull.
7/30/2021 5:14 PM KDA_Akhilvk	Sir, We are discussing it with Meerut Development Authority as it is related to Meerut master plan. We will provide a solution as soon as possible.
7/30/2021 12:45 PM KDA_arankitagarwal	There is no solution/suggestion provided from your side till date. Can you please provide us the solution/suggestion in this regard?
7/23/2021 6:02 PM KDA_Akhilvk	The ticket has been taken
7/23/2021 6:02 PM KDA_Akhilvk	We will look into the file and the details mentioned and will get back with the solution.
7/23/2021 4:56 PM KDA_chinmayc	The ticket has been assigned to technician: Technician CAD
7/23/2021 1:29 PM	The ticket has been assigned to technician: Technician Workflow
7/23/2021 1:29 PM KDA_arankitagarwal	New ticket submitted

ANNEXURE- 1B

Ticket: #2266
From: KDA_arankitagarwal
Date: 8/5/2021 5:46:54 PM
Category: Web application / Drawing/ Scrutiny report and PDF
Authority Name: Meerut Development Authority
File No.: MDA/BP/20-21/0416

Problem regarding the marking of Drive way in file having no. MDA/BP/20-21/0416

Sir,

This is with reference to the above mentioned subject, I would like to bring into your kind notice that when I am trying to insert the Drive way at Ground Floor Level as per the failed scrutiny report, there is objection arises "Required Floor Level Parking Driveway of 3.00 mt. distance is not Provided at GROUND FLOOR PLAN In A (PROPOSED FACTORY BUILDING)."

In this regard I have talked with the MDA (Meerut development Authority) staff Mr. Aman and UPOBPAS Helpline desk also, after incorporated the solution/suggestion provided by them the above mentioned Objection arises again and again.

Please take this matter into your consideration.

Thanks & regards

Ar. Ankit Agarwal

9/20/2021 12:55 PM KDA_arankitagarwal	The ticket has been closed
9/17/2021 4:51 PM KDA_Akhilvk	Sir, as both files have same type of issue we will check this with our team and will resolve it within 3 working days. we will update you when to resubmit the file again.
9/17/2021 10:10 AM KDA_arankitagarwal	No, there is a new issue arise regarding the drive way.
9/16/2021 4:08 PM KDA_Akhilvk	Sir, Isn't this issue resolved yet
9/16/2021 10:40 AM KDA_arankitagarwal	KDA_arankitagarwal: The ticket has been re-opened
8/25/2021 8:14 AM KDA_Akhilvk	The ticket has been closed
8/12/2021 5:39 PM KDA_Akhilvk	OK thanks
8/12/2021 3:25 PM KDA_arankitagarwal	File submitted
8/12/2021 10:56 AM KDA_Akhilvk	Sir , we are not able to open the drawing attached by you in this ticket and the drawing submitted in the OBPAS online system. That is why we are not able to resolve your issue. Please submit the drawing in correct format so that the issue can be resolved at the earliest.
8/6/2021 5:40 PM KDA_arankitagarwal	Please find the enclosed.
8/6/2021 12:46 PM KDA_Akhilvk	The ticket has been taken
8/6/2021 12:46 PM KDA_Akhilvk	Sir , Please provide the drawing file and scrutinized reports of above mentioned.
8/5/2021 5:50 PM KDA_chinmayc	The ticket has been assigned to technician: Technician CAD
8/5/2021 5:46 PM KDA_arankitagarwal	The ticket has been assigned to technician: Technician Workflow
8/5/2021 5:46 PM KDA_arankitagarwal	New ticket submitted

ANNEXURE- 2

Mr. Ankit Agarwal [Architect] [27-12-2027]

File No. MDA/BB/21-22/0335 (SUB-5) (14 Sep 2021)

High Risk

Pre Approval : Passed

Meerut Development Authority

proceed further.

Common Application Form Required NOC Document Drawing Fees Chat Board

Proposal Flow

	Submission7	Time Taken: 0 Days,0 Hours,0 Minutes
	Submission6	Time Taken: 0 Days,0 Hours,0 Minutes
	Submission5	Time Taken: 0 Days,0 Hours,0 Minutes
<div style="border: 1px solid gray; padding: 5px; display: inline-block;"> + PUNIT ARORA 7days 4hrs 56min → </div>	<div style="border: 1px solid gray; padding: 5px; display: inline-block;"> + Scrutiny Cell 13days 23hrs 5min ✖ </div>	
	Submission4	Time Taken: 0 Days,0 Hours,0 Minutes
	Submission3	Time Taken: 0 Days,0 Hours,0 Minutes
	Submission2	Time Taken: 0 Days,0 Hours,0 Minutes
	Submission1	Time Taken: 0 Days,0 Hours,0 Minutes

All Users Remarks Others Applicant's Remarks

Name	Designation	Date	Remarks
PUNIT ARORA	: (Owner)	- 14/09/2021 03:36 PM	Please check
Scrutiny Cell	: (Scrutiny Cell)	- 07/09/2021 10:51 AM	Technical Shortfall : Technical Shortfall/Drawing Not in Format.
PUNIT ARORA	: (Owner)	- 03/09/2021 01:06 PM	Please check
Scrutiny Cell	: (Scrutiny Cell)	- 25/08/2021 04:19 PM	Technical Shortfall : Technical Shortfall/Drawing Not in Format.
PUNIT ARORA	: (Owner)	- 11/08/2021 05:14 PM	please check the file