



U.P. ARCHITECTS ASSOCIATION®

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Date: 10th January 2023

To,
The Principle Secretary,
Housing & Urban Planning Department
Government of Uttar Pradesh
Lucknow, (U.P.)

SUB: ISSUES REGARDING DELAY IN MAP APPROVAL OF HIGH RISK FILES

Dear Sir,

With reference to the above mentioned subject, I would like to bring into your kind notice that there is the requirement of many NOCs in map approval of High Risk Files from various departments. The letters of requirement/demand of NOCs are being automatically generated Online through OBPAS system meant for different departments such as Nagar Nigam, ADM (E), Forest Department, Pollution Board, Fire department, Mining Department, NHAI etc. It has been seen that the above-said departments are taking long time in providing NOCs reasons best known to them.

High risk files are mainly project of bigger size and are directly related with the development of any city. Such files are related with hospitals, commercial complexes, malls, hotels, new colonies and any other commercial activity. For approval of the maps regarding high risk files it takes much more time. Due to non-approval of maps timely, the people are taking liberty in the shape of un-authorized construction and which may lead to un-planned development of the city and also violation of the provisions of By-laws and the development of any city will come to an end.

For U.P. ARCHITECTS ASSOCIATION

Gen. Secretary

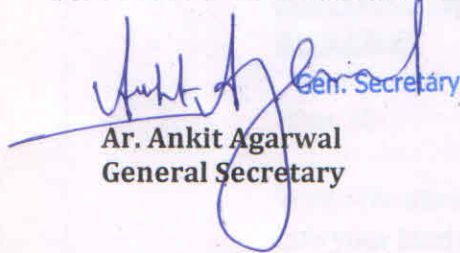
As NHAI is the competent authority to provide the NOC for road access permission in the case of construction of building. To get the NOC from NHAI is a very tedious task. It takes much more time due to which the applicants have to go to the concerned department many times. By this process corruption is also increasing in most of the departments. When applicant is forced to visit the concerned department then he comes in direct contact with the officials, which is against the principles of OBPAS.

In this modern era of technology, the long process of map approval of high risk files wastes more time and money of the applicants. It is the demand of time that the process for map approval of such files should be online and there should be no human intervention with high risk files. It is our submission that such departments should also be included in the portal -Nivesh Mitra- Single window system, Govt. of Uttar Pradesh so that these departments will be responsible in providing the NOC in scheduled time. If the agencies in-question do not grant/issue NOC within the scheduled time then there should be the concept of **Deemed NOC's**.

Therefore, we look forward to you to kindly issue the guidelines regarding no human intervention with high risk files at the earliest so that the applicants as well as the architects may get the relief.

Regards,

For U.P. ARCHITECTS ASSOCIATION


Gen. Secretary

Ar. Ankit Agarwal
General Secretary

Copy To:

1. Special Secretary,
Housing & Urban Planning U.P.
2. Housing Commissioner,
Housing & Urban Planning U.P.
3. CTCP,
Housing & Urban Planning U.P.