



# U.P. ARCHITECTS ASSOCIATION<sup>®</sup>

Regd. under the Societies Registration (Uttar Pradesh Amendment) Act, 1975 since 1987.

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**UPAA/PS/2025/L-276**  
**Date-27.10.2025**

To,  
The Principal Secretary,  
Housing and Urban Planning Department,  
Government of Uttar Pradesh,  
Lucknow(U.P)  
226002

**Subject:** Representation Regarding Non-Functioning of PREDCR  
Module in UPOBPAS and Request for Notification of Implementation  
Timeline of FASTPAS

Sir,

The *U.P. Architects Association (UPAA)*, representing registered architects and licensed professionals across the State, respectfully submits this representation for your kind consideration regarding the non-functioning of the **PREDCR (Pre-Development Control Regulations)** module in the *Uttar Pradesh Online Building Plan Approval System (UPOBPAS)* and the consequent disruption in the plan scrutiny and approval process.

The PREDCR module constitutes a critical component of UPOBPAS, facilitating the automated scrutiny of building plans and verification of conformity with applicable *Building Bye-laws* and *Development Control Regulations* prior to submission. It is reliably learned that the said module has remained non-operational for the past several weeks, thereby rendering the automated scrutiny process ineffective. As a result, architects and applicants are constrained to conduct manual verification, leading to procedural inefficiencies, delays, and administrative challenges at various levels.

It is further understood that the State Government has announced the introduction of a new, technologically advanced platform—**FASTPAS**—intended to replace UPOBPAS and streamline the plan

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scrutiny and approval system. However, in the absence of a functional transition or official notification specifying the operationalization timeline of FASTPAS, professionals and applicants presently lack an effective mechanism for submission and approval of building plans.

In view of the above, the Association most respectfully requests that the following actions may kindly be considered in the larger interest of ensuring administrative continuity and professional facilitation:

1. **Issuance of a formal communication or government order** indicating the expected schedule for the implementation and full-scale operationalization of the FASTPAS system across all Development Authorities and Urban Local Bodies in the State.
2. **Provision of interim procedural arrangements**, permitting manual submission, scrutiny, and approval of building plans until such time as the new digital platform is commissioned and stabilized.
3. **Constitution of a joint technical consultative group**, comprising representatives from the Department and professional bodies such as the U.P. Architects Association (UPAA), to facilitate a seamless transition and ensure practical feedback during the initial implementation phase.

The current situation has led to widespread delays in project clearances, adversely impacting both public infrastructure delivery and private development activities. The Association, therefore, solicits the kind intervention of the Department for early redressal of the issue and for issuance of suitable administrative directions to the concerned authorities.

The U.P. Architects Association shall be pleased to extend all necessary technical and professional cooperation as may be required by the Department in this regard.

With regards,  
Yours faithfully,

  
Ankit Agarwal

PRESIDENT