

# User Manual for Licensed Architect

## Online Building Plan Approval System

Development Authorities, Special Area Development Authorities and U.P. Housing Board



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## Table of Contents

1.	Introduction.....	1
2.	Home Page .....	1
3.	Architect’s Registration Form.....	2
4.	Renewal of Registration .....	3
5.	Forgot Password.....	3
6.	Citizen / Owner Search.....	4
7.	Online Payments .....	5
8.	Pre-Requisites.....	6
9.	Change of Authority .....	7
10.	Sign-In (If you have Username and Password already).....	8
11.	Architect’s (Licensed Engineer) Console .....	9
12.	Applying for Building Permission .....	10
13.	Selecting File from Draft Applications.....	13
14.	Application Form Details .....	14
14.1	Application Checklist.....	14
14.2	Plot Details .....	14
14.3	Geo-Location .....	15
14.4	Selection of Required NOCs .....	16
15.	Document Details .....	18
16.	Drawing Details .....	19
17.	Paying Scrutiny Fees.....	20
18.	Submitting Proposal-file .....	21
19.	Letters and Certificates .....	22
19.1	Provisional Sanction Letter .....	22
19.2	Sanction Drawing .....	23
19.3	Scrutiny report .....	24
19.4	Site Visit Report.....	25
19.5	Proposal Receipt .....	26

## List of Figures

Figure 1: UP Development Authority Home Page.....	1
Figure 2: Architect’s Registration Form.....	2
Figure 3: Renewal of Registration Number .....	3
Figure 4: Forgot Password dialog box .....	3
Figure 5: Citizen/Owner Search windows .....	4
Figure 6: Changing Development Authority or Location .....	7
Figure 7: Sign-In.....	8
Figure 8: Proposal-file list (already created) in the Draft Section.....	9
Figure 9: Proposal-file Details.....	9
Figure 10: Applying for Building Permission .....	10
Figure 11: Filling Application Form Detail .....	11
Figure 12: Draft Application Number .....	12
Figure 13: Selecting Proposal-file from Draft Applications.....	13
Figure 14: Application Checklist .....	14
Figure 15: Plot Details .....	14
Figure 16: Adding Geo-Location.....	15
Figure 17: Selecting the Required NOCs .....	16
Figure 18: Selecting Values in Application Checklist Tab .....	16
Figure 19: Required NOC Tab .....	17
Figure 20: Attaching Files in Document Details .....	18
Figure 21: Attaching Drawing.....	19
Figure 22: Generating Permanent File Number .....	19
Figure 23: Paying Scrutiny Fees .....	20
Figure 24: Proposal-File is submitted.....	21

# 1. Introduction

The document for Licensed Architect briefs about the steps to be followed for the submission of a proposal-file in **Uttar Pradesh (Awas Bandhu) Development Authority**.

# 2. Home Page

- (i) Go to the link <https://upobpas.in/BPAMSCient/Home.aspx#main-content-div>, it redirects you to the **UP Development Authority** page.

There are three buttons available on the home page as mention below in the table:

UP Online Building Plan Approval System Home Page	
<b>Login</b>	Select to login into the architect’s console.
<b>LTP Registration</b>	Select to open the New Registration Form.
<b>Renew your License</b>	Select to Renew the Registration Number.

- (ii) To Select the **Development Authority**, click **Login**, the window will scroll down to **Find your Authority** section.

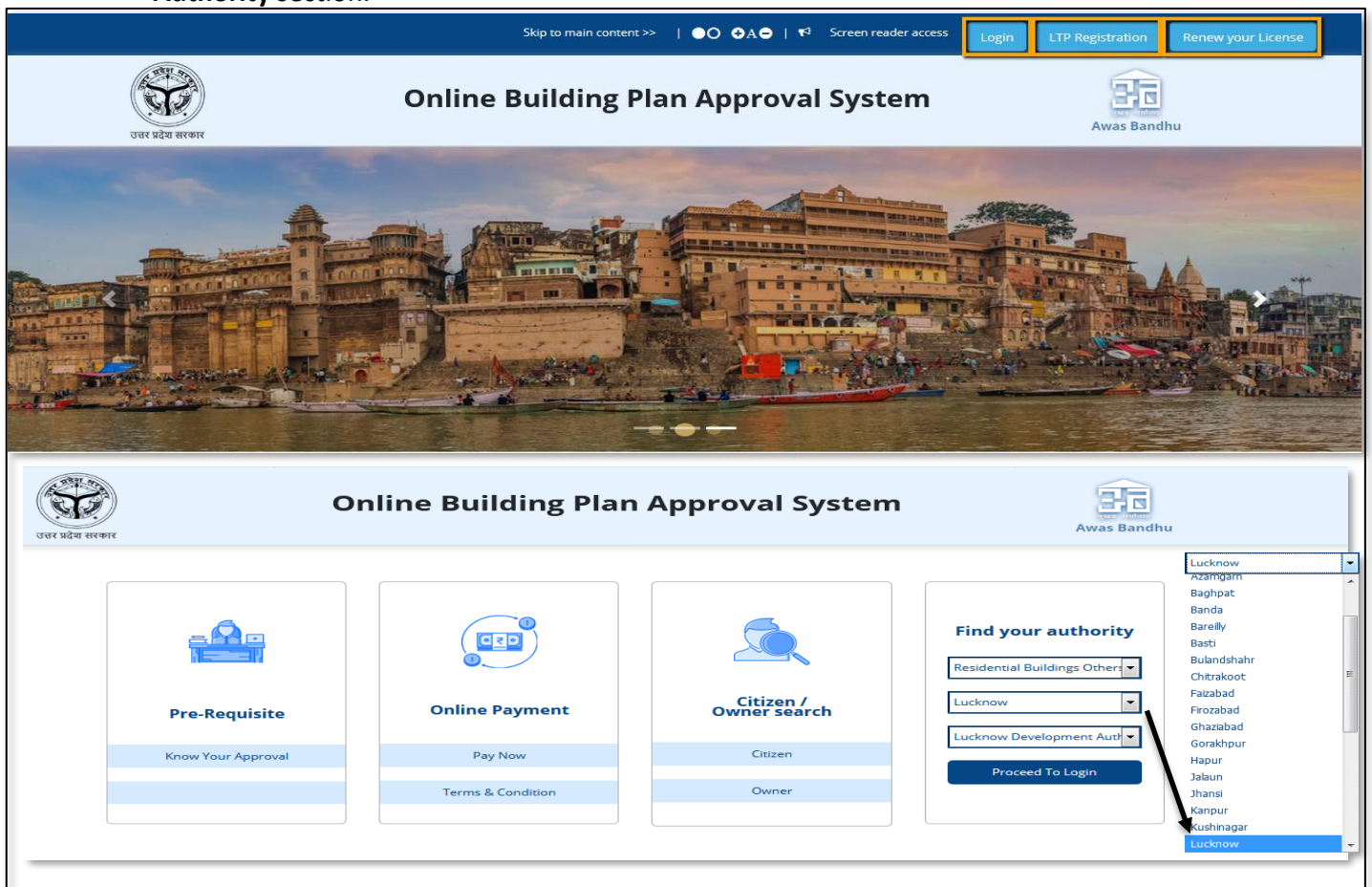


Figure 1: UP Development Authority Home Page

### 3. Architect's Registration Form

**For New Architect's/ LTP's Registration:**

- (i) If you don't have a Username and Password, select **LTP Registration**. It redirects you to the **Registration Form**.
- (ii) Fill all the details. Enter the **Captcha**, accept the **Terms and Conditions** and **Submit** the form.

The screenshot displays the 'Welcome to Professional/ Consultant Registration Portal' interface. It is divided into several sections:

- Personal Information:** Includes fields for Name (with a dropdown for 'Mr' and sub-fields for First, Middle, and Last Name), Professional Category (dropdown), Qualification, Total Experience (in years), Firm Name (Employed or Self Registered), and Short Profile (Experience Summary). There is an 'Upload Photo' button next to a 'NO IMAGE' placeholder.
- Contact Information:** Includes Postal Address, State (dropdown), City, PIN Code, and E-mail. A field for Mobile Number is also present, with a note: '\* Mobile No. & E-mail used for notifications.'
- Registration Details:** Includes Id Proof Type (dropdown with an 'Attach' button), Registration certificate scanned copy (with an 'Attach' button), Registration No./ License No. (with a 'Registration No.' sub-field), and Valid Up To (with a calendar icon).
- Attach Mandatory Documents:** A section with a dropdown arrow.
- Login Information:** Includes Login Name, Password, Re-Enter Password, Security Question (dropdown), and Answer.
- Captcha:** A '2MF4K' image with a 'Generate New Image' button and a text prompt 'Type the code from the image'.
- Terms & Conditions:** A checkbox labeled 'I hereby confirm and acknowledge on following terms & conditions -'.
- Submit:** A blue 'Submit' button at the bottom.

**Figure 2: Architect's Registration Form**

**Note:** Asterisk Mark (\*) fields are mandatory to fill.

## 4. Renewal of Registration

- (i) Select **Renew your License** option, enter **Registration Number** and Click **GO**.

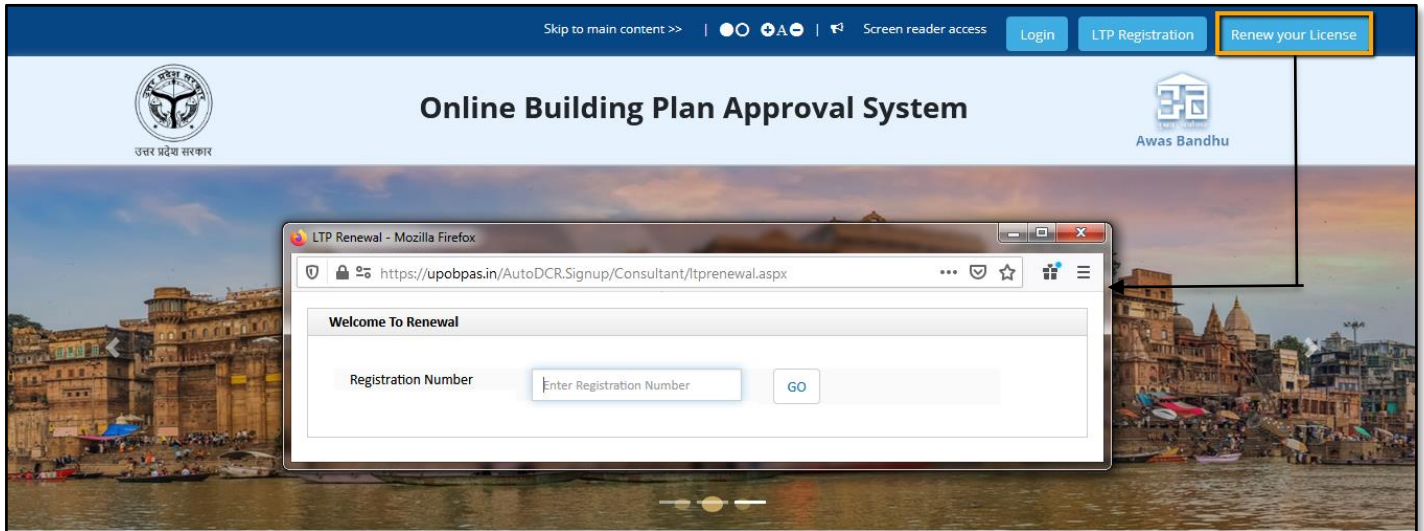


Figure 3: Renewal of Registration Number

## 5. Forgot Password

- If you forgot your password, click **Forgot Password** button. The dialog box appears and click **Submit**, the password will be sent to your respective Mobile No. and E-mail ID.

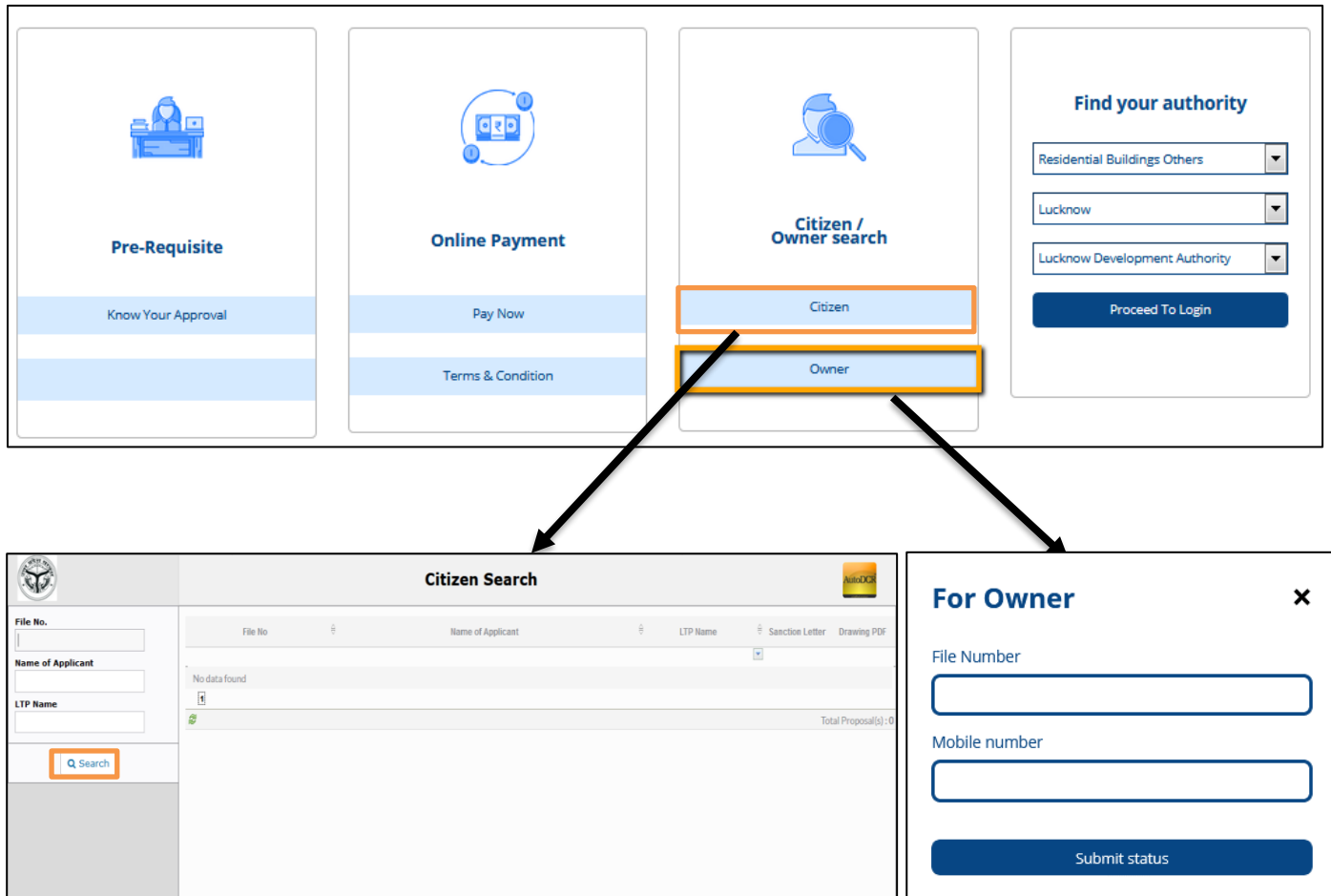
The 'Forgot Password' dialog box contains the following fields and elements:

- Login Name:** Input field with the value 'pawanmishra'.
- E-mail ID:** Input field with the value 'pawan32@gmail.com'.
- Mobile No.:** Input field with the value '8547452456'.
- Image:** A CAPTCHA image showing the code 'W6LK7'.
- Generate New Image:** A link to refresh the CAPTCHA image.
- Input Field:** A text input field containing the CAPTCHA code 'W6LK7' with the label 'Type the code from the image'.
- Submit:** A button at the bottom right of the dialog box.

Figure 4: Forgot Password dialog box

## 6. Citizen / Owner Search

(i) Select **Owner** option, enter **File Number** and **Mobile Number** and click **Submit status**.

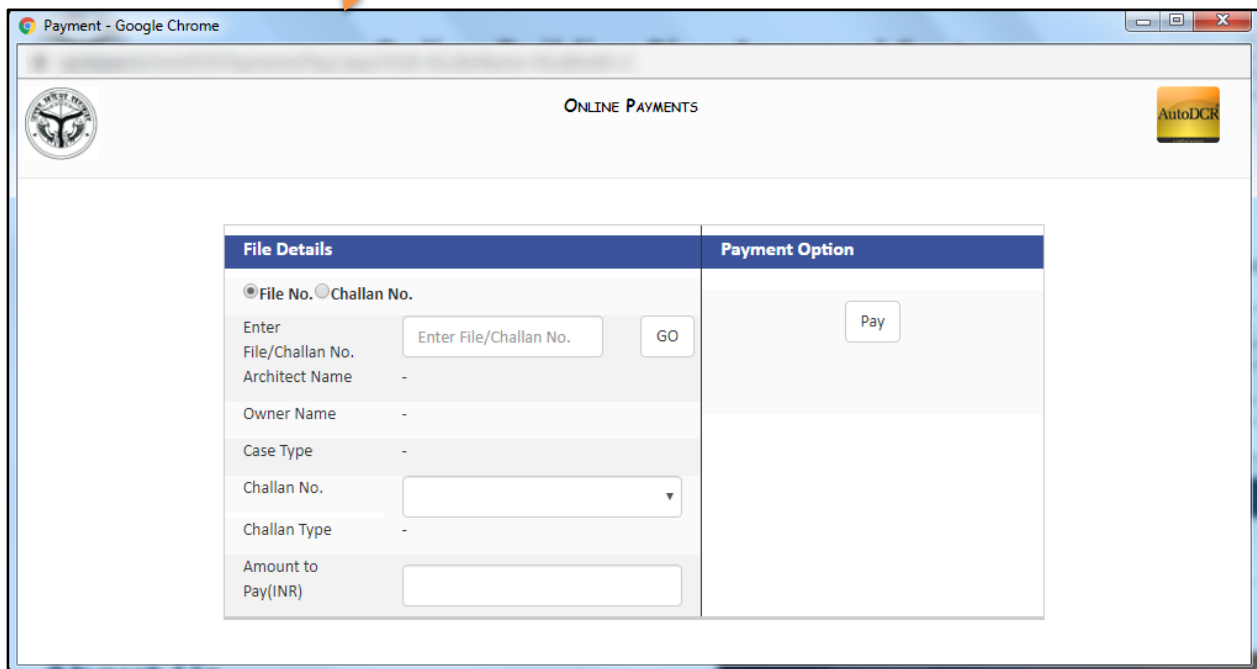
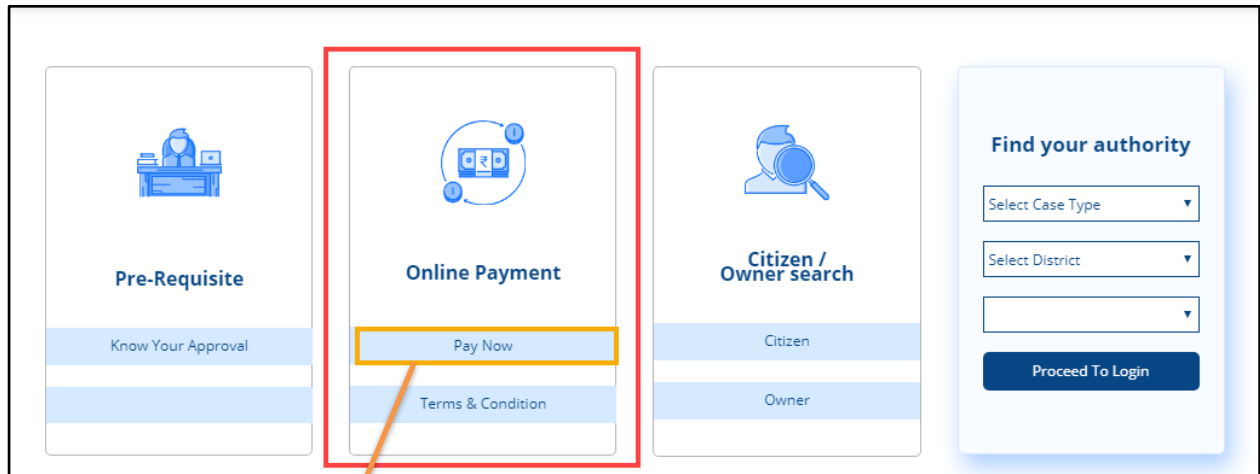


**Figure 5: Citizen/Owner Search windows**

- Click **Citizen**, the new window opens, you can search the particular proposal status by entering **File Number**, **Name of Applicant** and **LTP Name**.
- The proposal status sends via SMS to your respective mobile number.

## 7. Online Payments

- User can make the online payment of their proposals with the help of **Pay Now** button. User needs to read the terms and conditions regarding online payment and its transactions.





## 8. Pre-Requisites

- Here, to apply for the NOC's, user needs to enter plot details and select the values against questions. Now, click **Proceed**. The pop-up window appears, containing the list of NOC documents to which the user can apply for online.

**Plot Details**

\* Plot Use: Hotel You need to get permission from Nivesh Mitra

\* Plot Area(Sq.Mft.): 500      \* Max Building Height: 22

**Know Your Approvals**

1	Does your plan fall in Municipal Corporation boundary?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA
2	Does your plan fall under 300 meters radius of any monument?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA
3	Is your plot adjoining to the Main Road?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA
4	Is your site adjoining/nearby Irrigation land?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA
5	Is your access road a part of master plan road ?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA
6	Is your plot adjoining/nearby any MRL?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA
7	Is your plot near 100 meters of Railway Land?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA
8	Are you cutting any tree in your Plot ?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA
9	Is your plot adjoining a National Highway?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA
10	Are you going to use your building material in your plot ?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA
11	Is your Plot falling in funnel zone of airport authority /defence airport?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA

Proceed

**Required NOC Document** ✕

* Fire NOC	<span style="border: 1px solid orange; padding: 5px; color: white; background-color: #007bff;">Apply Online</span>
* UP Pollution Control Board NOC	<span style="border: 1px solid orange; padding: 5px; color: white; background-color: #007bff;">Apply Online</span>

Close

## 9. Change of Authority

- To change the **Development Authority** or **Location**, click **Change Authority** button, now the following window appears. Enter the **Authority Name** and click **Proceed**, to change the Authority.

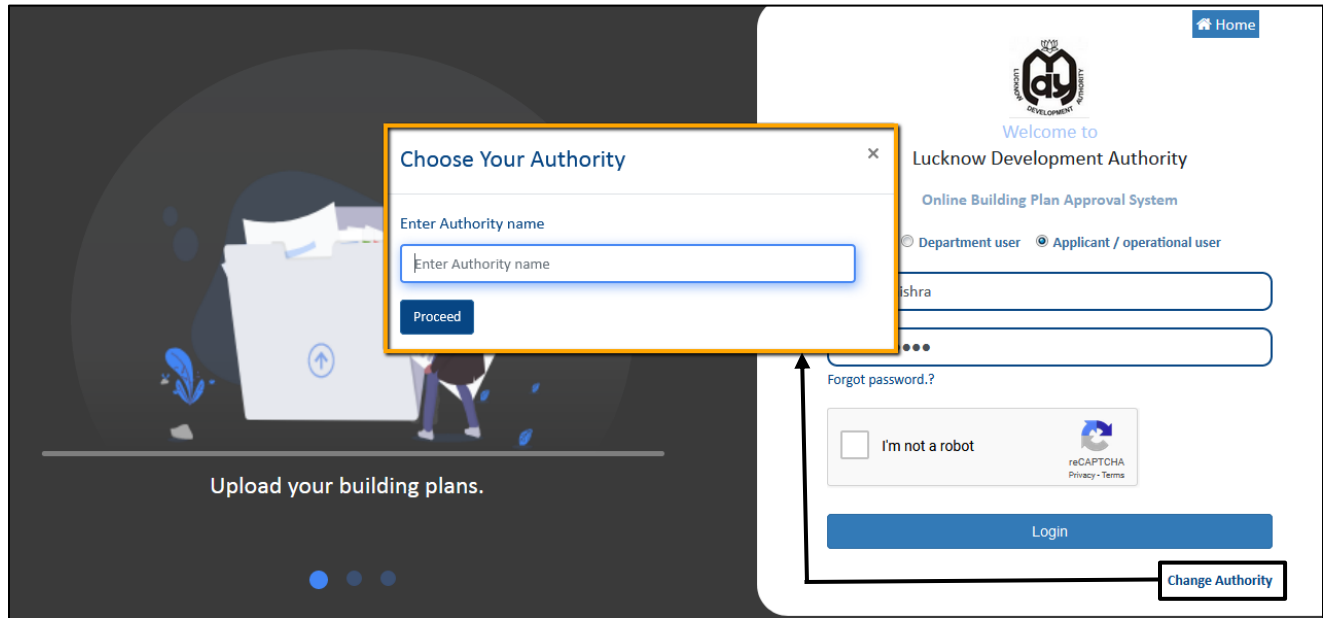


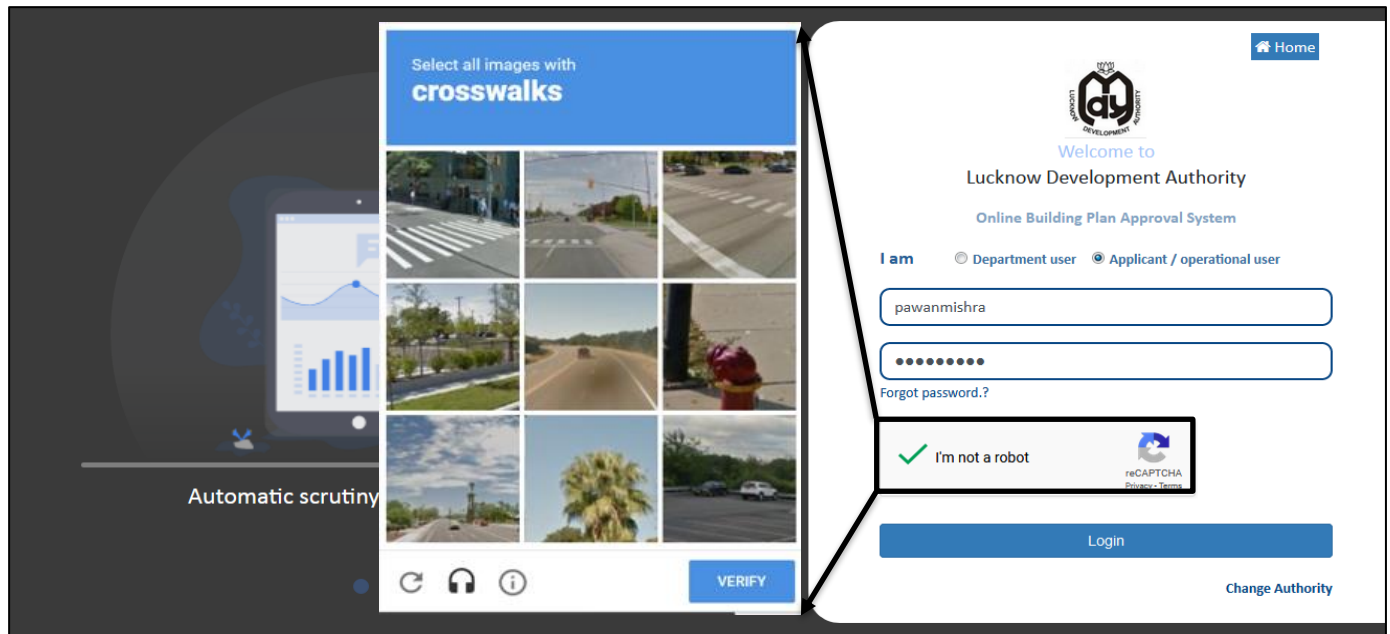
Figure 6: Changing Development Authority or Location

## 10. Sign-In (If you have Username and Password already)

Here, for example, the **Lucknow Development Authority** is taken. You can select the development authority by clicking on the dropdown authority list.

- i) Select **Applicant / operational user** and Enter **Username, Password**, then Select I'm not a robot and click **Login**, to proceed further.

<b>Department User</b>	Select only for Officers.
<b>Applicant/ Operational User</b>	Select, when other than departmental users such as owner, architect, licensed surveyor, licensed Engineer, etc.



**Figure 7: Sign-In**

## 11. Architect's (Licensed Engineer) Console

On the left side of the Console, the Architect/Licensed Engineer can see the proposal-file status from the below stages:

- Pre-Approval
- Post Approval

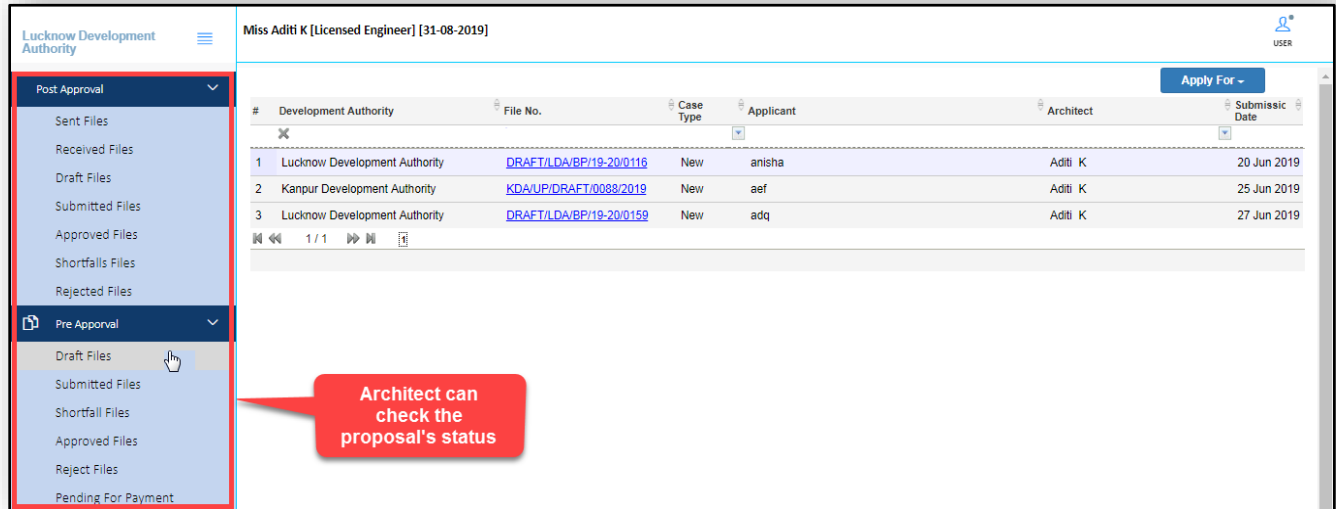


Figure 8: Proposal-file list (already created) in the Draft Section

Select and open any file to view the proposal-file information details (Refer to Figure 8). The list of the created files is present in the **Draft Files** section as shown in Figure 9.

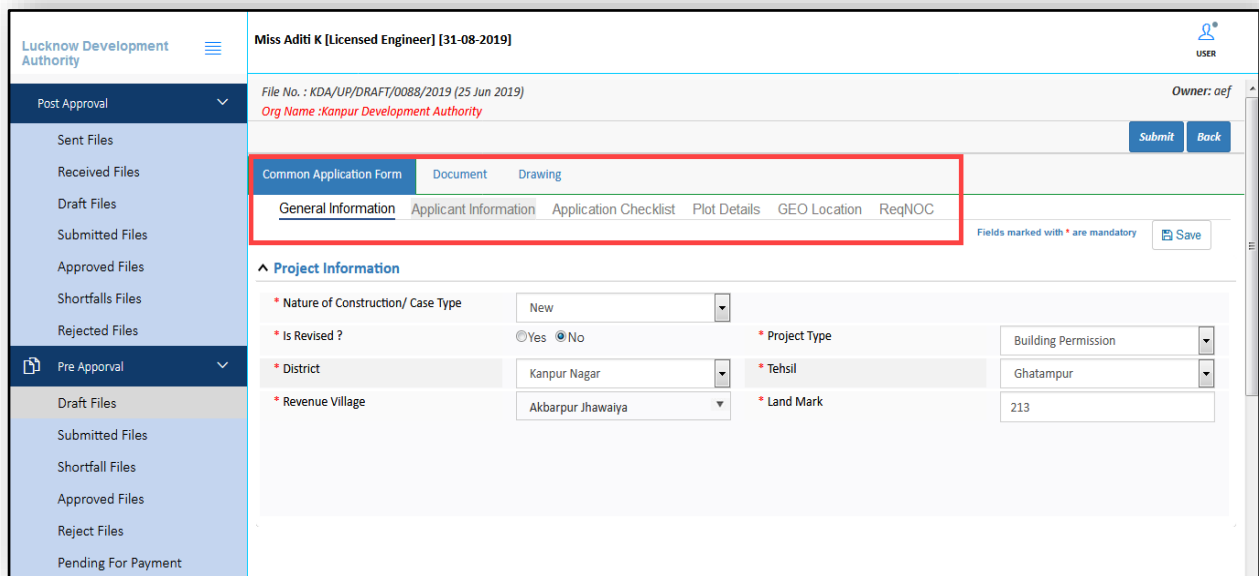


Figure 9: Proposal-file Details

## 12. Applying for Building Permission

To apply for the **Building Permission**:

- (i) Go to the Pre-Approval section.
- (ii) Click **Draft Files** tab.
- (iii) Click **Apply For** drop-down button and select **Building Permission**.

The screenshot displays the user interface for Miss Aditi K [Licensed Engineer] [31-08-2019]. The left sidebar shows a navigation menu with 'Post Approval' and 'Pre Approval' sections. The 'Pre Approval' section is expanded, showing 'Draft Files' selected. The main area shows a table of proposals with columns for #, Development Authority, File No., Case Type, Applicant, Architect, and Date. A red callout box points to the 'Apply For' dropdown menu, which has 'Building Permission' selected. Another red callout box points to the 'Draft Files' section in the sidebar.

#	Development Authority	File No.	Case Type	Applicant	Architect	Date
1	Lucknow Development Authority	<a href="#">DRAFT/LDA/BP/19-20/0116</a>	New	anisha	Aditi K	20 Jun 2019
2	Kanpur Development Authority	<a href="#">KDA/UP/DRAFT/0088/2019</a>	New	aef	Aditi K	25 Jun 2019
3	Lucknow Development Authority	<a href="#">DRAFT/LDA/BP/19-20/0159</a>	New	adq	Aditi K	27 Jun 2019

Figure 10: Applying for Building Permission

After selecting the building permission, it redirects to the next following window.

- (iii) Now, fill all the information details under **General Information** and **Applicant Information** tabs and **Save** the details.

**Note:** Asterisk Mark (\*) fields are mandatory to fill.

**Common Application Form**

**General Information** Applicant Information

Fields marked with \* are mandatory Save

**Project Information**

- \* Nature of Construction/ Case Type: New
- \* Is Revised?:  Yes  No
- \* District: Lucknow
- \* Revenue Village: Adhar Khera
- \* Project Type: Building Permission
- \* Tehsil: Bakshi Ka Talab
- \* Land Mark: [Empty]

**Common Application Form**

General Information **Applicant Information**

Fields marked with \* are mandatory Save

**Architect/ Structural Engineer/ Civil Engineer**

- Consultant Category: Licensed Engineer
- Name: Aditi K
- Address: [Empty]
- COA/License No.: 1122
- Validity: 31/8/2019
- Mobile Number: 9856225255
- E-mail ID: aditi.khamkar@softtech-engr.com

**Applicant's Information**

+ Add Delete

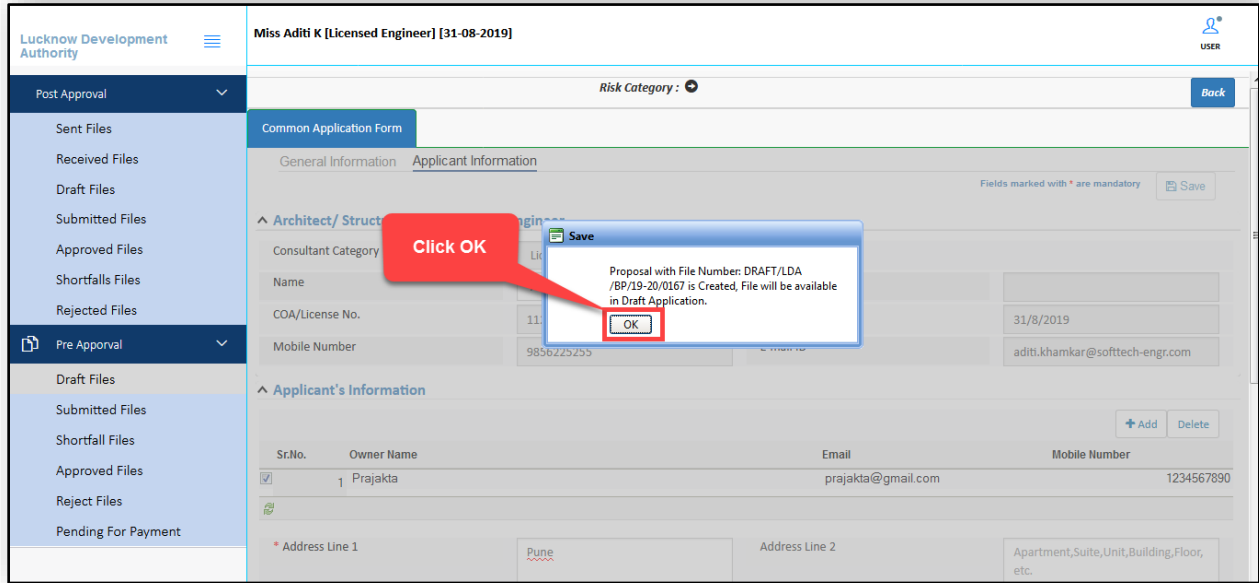
Sr.No.	Owner Name	Email	Mobile Number
No data found			

\* Address Line 1: Street,P.O. Box,Company,C/O,etc. Address Line 2: Apartment,Suite,Unit,Building,Floor, etc.

**Figure 11: Filling Application Form Detail**

After saving all the details, the following pop-up message appears.

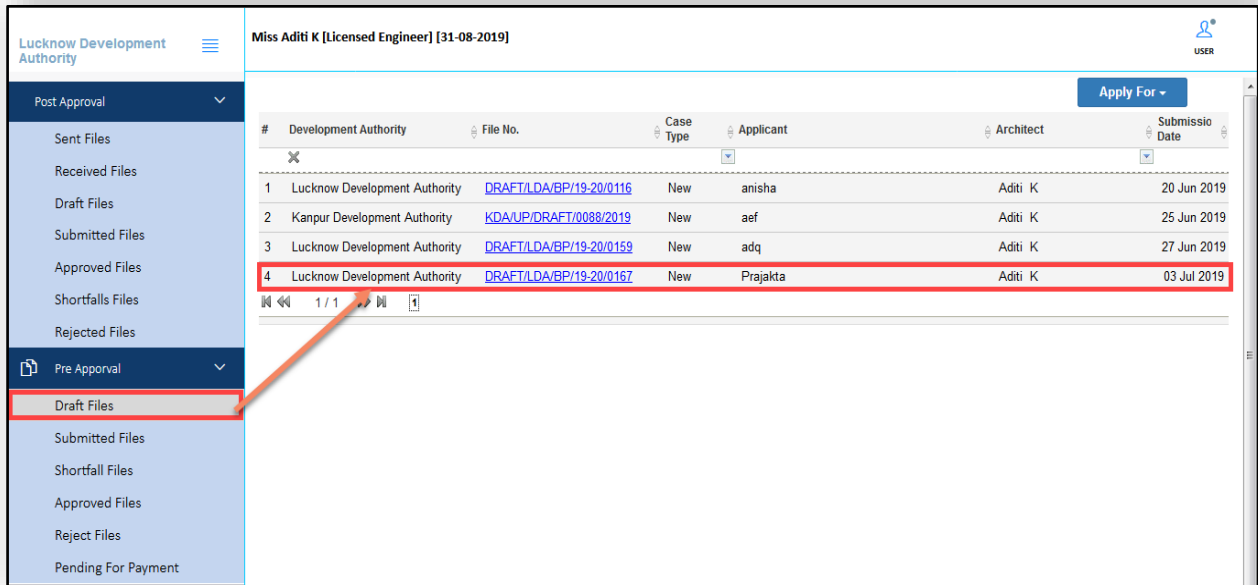
- (iv) Here the proposal-file is created with the Temporary File Number. Now, click **OK** to proceed further. Proposal-file moves to the **Draft Files** tab in the Pre-Approval stage.



**Figure 12: Draft Application Number**

### 13. Selecting File from Draft Applications

- (i) Go to the **Draft Files** tab of the **Pre Approval** section.
- (ii) Select and open your created file. **(For Ex. : DRAFT/LDA/BP/19-20/0167)**



**Figure 13: Selecting Proposal-file from Draft Applications**



## 14. Application Form Details

### 14.1 Application Checklist

- (i) As per the requirements, select the **Values** and enter the **Remarks** in Application Checklist details.
- (ii) Click **Save & Continue** button to save all the details.

The screenshot shows the 'Application Checklist' section of the application form. The user is Miss Aditi K [Licensed Engineer] [31-08-2019]. The file number is DRAFT/LDA/BP/19-20/0167 (03 Jul 2019) and the organization is Lucknow Development Authority. The 'Application Checklist' tab is active, showing a table with 8 items. Each item has a 'Value' column with radio buttons for Yes, No, and NA, and a 'Remark' column. A 'Save & Continue' button is highlighted in the top right corner.

#	Description	Value	Remark
1	Is your Plan falling in Municipal Corporation Bounday ?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
2	Is Your Plot falling under 300m radius of monument?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
3	Is your Plot Adjoining to Main road?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
4	If your site falling Adjoining /Near by Land or irrigation ?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
5	Is your access road is not part of master plan road ?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
6	is your Plot Adjoining /Near by Land of any MRL?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
7	is your Plot Adjoining 100 Mtr Land of Railways?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
8	Is your plot is nearby forest land?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	

Figure 14: Application Checklist

### 14.2 Plot Details

- (i) Fill all the plot details and **Save** the data.

The screenshot shows the 'Plot Details' section of the application form. The user is Miss Aditi K [Licensed Engineer] [31-08-2019]. The file number is DRAFT/LDA/BP/19-20/0167 (03 Jul 2019) and the organization is Lucknow Development Authority. The 'Plot Details' tab is active, showing a form with various fields. A 'Save' button is highlighted in the top right corner.

Main Details	
* Land Use Zone	Residential use Zone
* Plot Use	Residential
* Development Area	Developed Area
* Plan on	Private Approved scheme
* Plot No./ Survey No.	25
* Plot area as per site (Sq.Mt.)	500
* Total Built Up Area (Sq.Mt.)	480
* Existing Built up Area (Sq.Mt.)	490
* Development Plan	Master Plan
* Land Sub Use Zone	Residential Zone
* Plot Sub Use	Villa
* Subdevelopment Area	Market Street
* SCHEME	Ansart
* Max Building Height	10
* Plot area as per Document (Sq.Mt.) Note: Minimum Plot area	450
* Road Widening (Mt.)	20
* Proposed Built up Area (Sq.Mt.)	-30
* Estimated Cost including Internal Electricity & Internal Water Expense	522

Figure 15: Plot Details

## 14.3 Geo-Location

To add the geo-location coordinates:

- (i) Click the checkbox of Map co-ordinates.
- (ii) Click **Add GEO** button.
- (iii) Select the co-ordinates on map (when you select the coordinates on a map, it automatically takes the latitude and longitude).
- (iv) Add the **Length** of geolocation coordinates and **save** the geo-location.

The screenshot shows the 'GEO Location' tab in the software interface. It features a table for adding coordinates, a map for selecting locations, and a table for adding side lengths. Red boxes highlight the '+ Add GEO', 'Save', and 'Select plot co-ordinates from Map' buttons.

Sr. No.	Latitude	Longitude
1	0.000000000000	0.000000000000
2	26.84667156368	80.94615996503
3	26.84668532410	80.94622769081
4	26.84672720361	80.94616063558

Note: Please Add Geo-Location Coordinates in Clockwise Direction

Side	Length (MT.)
1-2	5
2-3	20
3-4	25

Figure 16: Adding Geo-Location

## 14.4 Selection of Required NOCs

(i) Select the required **NOCs** tab and **Save** the details.

The screenshot shows the 'ReqNOC' tab selected in the application form. The 'Save' button is highlighted with a red box. The form includes sections for 'Fire NOC', 'Airport NOC', and 'NMA NOC'.

Proposed Building Height - (m)	Number of Floors -	Tracking No. -

Apply for Fire NOC

Is Proposed project site lies in vicinity of airport ?  Yes  No

Is Proposed project site lies in vicinity of Heritage/National Monument Authority ?  Yes  No

Figure 17: Selecting the Required NOCs

The screenshot shows the 'Application Checklist' tab selected. The checklist items and their values are visible. The 'Risk Category' is set to 'High'.

#	Description	Value	Remark
1	Is your Plan falling in Municipal Corporation Boundary ?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
2	Is Your Plot falling under 300m radius of monument?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
3	Is your Plot Adjoining to Main road?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
4	If your site falling Adjoining /Near by Land or irrigation ?	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA	
5	Is your access road is not part of master plan road ?	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA	
6	is your Plot Adjoining /Near by Land of any MRL?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
7	is your Plot Adjoining 100 Mtr Land of Railways?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
8	Is your plot is nearby forest land?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
9	is your Plot adjoining National Highway?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	
10	Are you going to use your building material in your plot ?	<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> NA	

Figure 18: Selecting Values in Application Checklist Tab

Architect Need to Select Values in Under Application Checklist Tab, as per the values selected by an architect List of NOC's will generate under **Required NOC** Tabs.

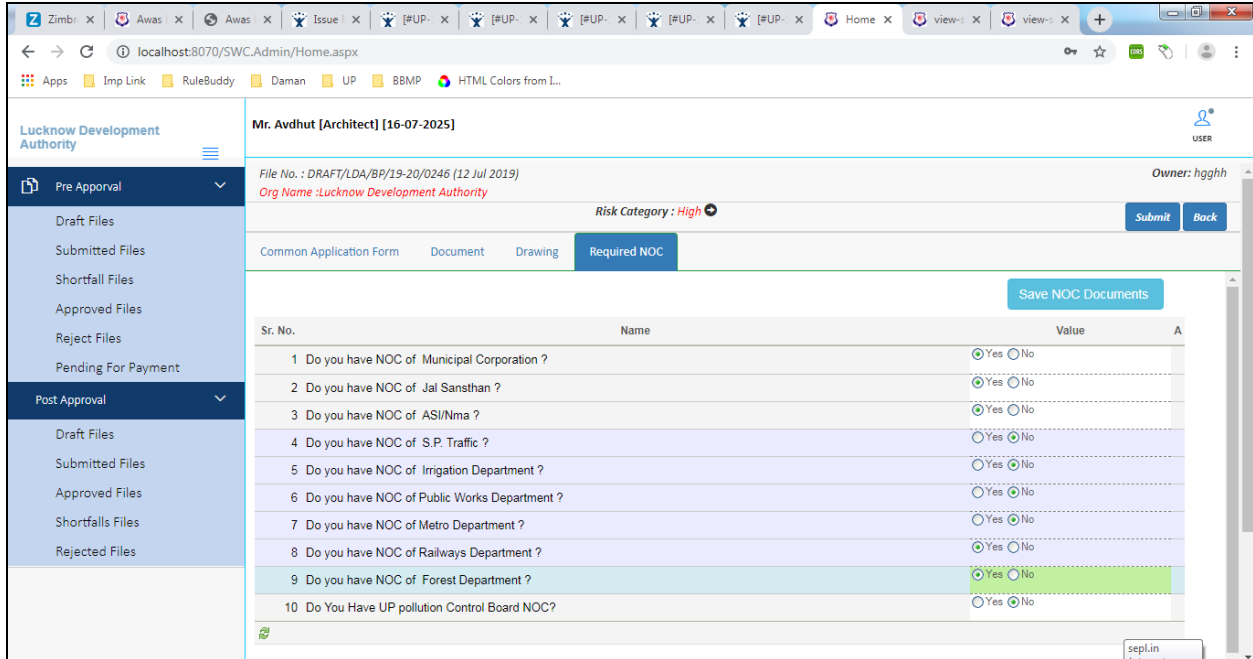


Figure 19: Required NOC Tab

- Click **Yes**, If Architect is Having NOC, (Architect will upload the required NOC).
- Click **No** (To apply for NOC).
- Once the application is submitted by an architect, the Concern NOC Nodal Officer is having rights to **Approve** or **Reject** NOC's based on application data and attached documents.
- After Clicking on **Approve** or **Reject** button, Nodal officer is having provision to write remarks and attach the required documents i.e. NOC's.

Once the application is approve or Reject or In Process, it can be seen in the architect's and Department console (In Submitted Files Section).

## 15. Document Details

In the **Document** tab, there are again two sub-tabs – **Mandatory Documents** and **Conditional Mandatory Documents**.

- (i) Attach the documents in these tabs as shown in the following Figure 20.

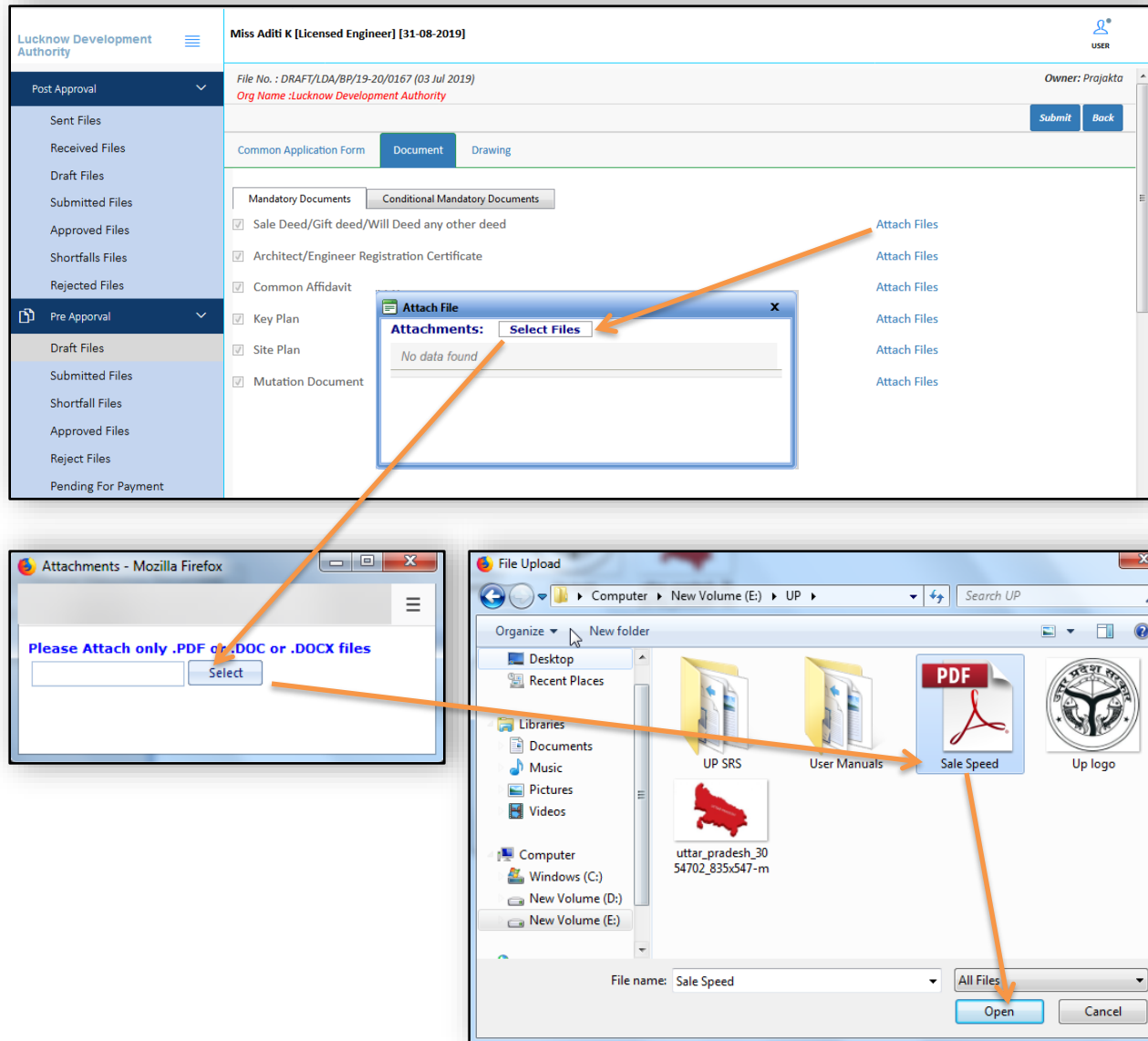


Figure 20: Attaching Files in Document Details

## 16. Drawing Details

- (i) In the **Drawing** tab, click **Select Files** button to attach the drawing files.

**Note:** Attach **.DWG** or **.PDF** file only.

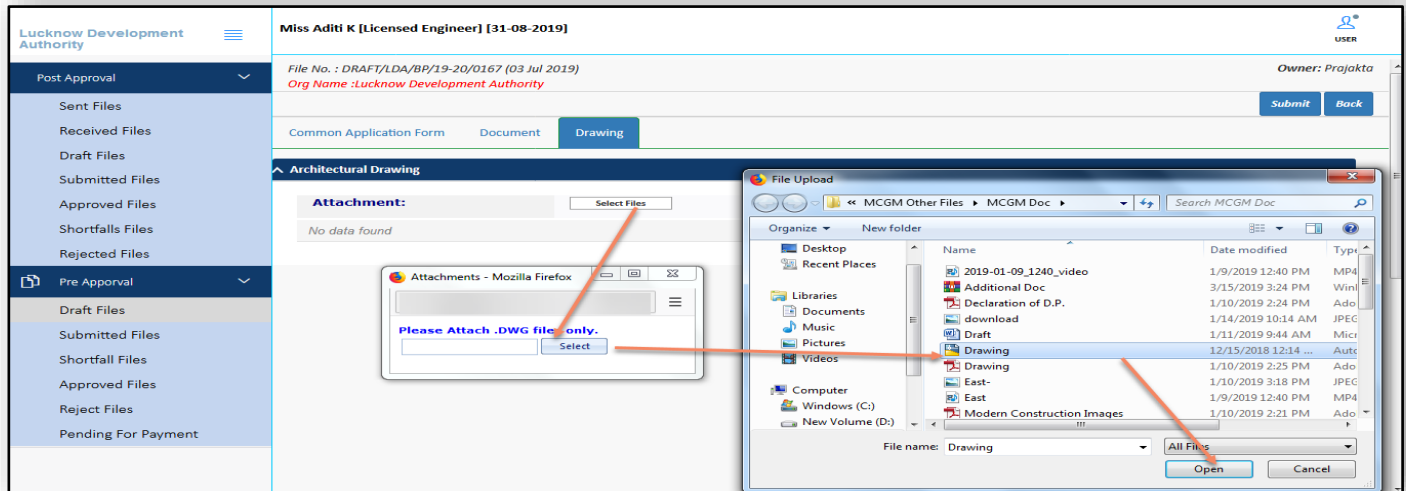


Figure 21: Attaching Drawing

- (ii) Now, click the **Submit** button. Here the permanent file is generated.

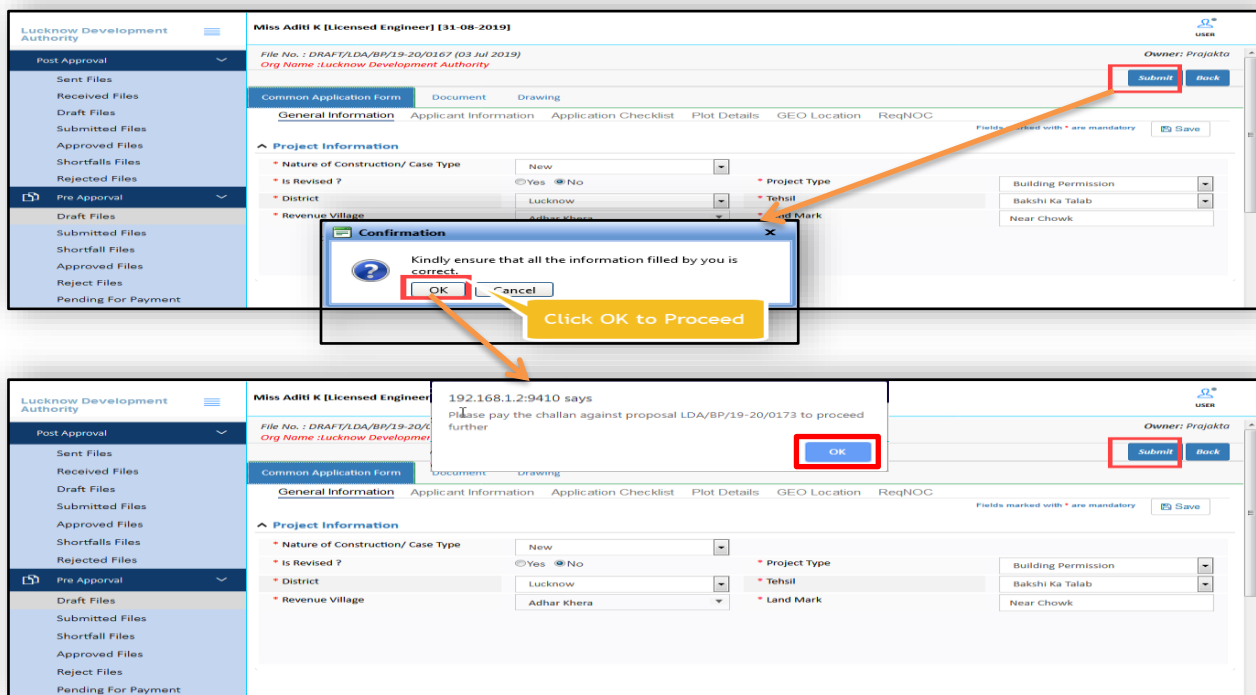


Figure 22: Generating Permanent File Number

## 17. Paying Scrutiny Fees

- (i) Go to the **Submitted Files** section, select your respective File no. and select the **Fees** tab. Click **Pay Now** button, it redirects you to the **Online Payments** window.
- (ii) Enter **File No.** or **Challan No** and choose the **Payment Option**. Now, click **Pay** button on the “Online Payment” page and make the payment. Once the payment is done, the payment status will be changed as “**Paid**” and Payment Receipt will be generated.

The screenshot shows the 'Submitted Files' section of the application. The 'Fees' tab is selected, displaying a table with the following data:

Print Memo	Memo No.	Payment Mode	Memo Type	Total Memo Amount (in Rs.)	Print Receipt
	LDA/BP/19-20/0278	Un Paid	Permission Fees	1,560.00	<b>Pay Now</b>

An orange arrow points from the 'Pay Now' button in the table to the 'ONLINE PAYMENTS' window below.

The screenshot shows the 'ONLINE PAYMENTS' window. It is divided into two main sections: 'File Details' and 'Payment Option'.

**File Details:**

- File No./Challan No.: LDA/BP/19-20/0146
- Architect Name: Amol K
- Owner Name: abc
- Case Type: New
- Challan No.: LDA/BP/19-20/0227
- Challan Type: Before\_Submission
- Amount to Pay(Rs.): 1560.00

**Payment Option:**

- EAZYPAY (Selected)
- CC/DC/NEFT/RTGS
- Pay** (Highlighted with a red box)

Figure 23: Paying Scrutiny Fees

## 18. Submitting Proposal-file

- (i) Go to the **Draft Files** tab, and **Submit** the file to the scrutiny cell for scrutiny.

LUCKNOW DEVELOPMENT AUTHORITY

Miss Aditi K [Licensed Engineer] [31-08-2019]

Your file no. LDA/BP/19-20/0176 is submitted to the officer.

Apply For -

#	Development Authority	File No.	Case Type	Applicant	Architect	Submission Date
1	Lucknow Development Authority	<a href="#">DRAFT/LDA/BP/19-20/0116</a>	New	anisha	Aditi K	20 Jun 2019
2	Kanpur Development Authority	<a href="#">KDA/UP/DRAFT/0088/2019</a>	New	aef	Aditi K	25 Jun 2019
3	Lucknow Development Authority	<a href="#">DRAFT/LDA/BP/19-20/0159</a>	New	adq	Aditi K	27 Jun 2019

File is submitted so now it is not in Draft Application List

Proposal-file is present in the **Submitted Files** section.

LUCKNOW DEVELOPMENT AUTHORITY

Miss Aditi K [Licensed Engineer] [31-08-2019]

#	Development Authority	File No.	Case Type	Applicant	Architect	Submission Date
1	Lucknow Development Authority	<a href="#">LDA/BP/19-20/0089 (SUB-1)</a>	New	Niha	Aditi K	15 Jun 2019
2	Lucknow Development Authority	<a href="#">LDA/BP/19-20/0107</a>	New	123	Aditi K	18 Jun 2019
3	Lucknow Development Authority	<a href="#">LDA/BP/19-20/0115</a>	New	Admin	Aditi K	19 Jun 2019
4	Lucknow Development Authority	<a href="#">LDA/BP/19-20/0116</a>	New	Punam	Aditi K	19 Jun 2019
5	Lucknow Development Authority	<a href="#">LDA/BP/19-20/0124</a>	New	12344	Aditi K	19 Jun 2019
6	Lucknow Development Authority	<a href="#">LDA/BP/19-20/0153</a>	New	ewdf	Aditi K	25 Jun 2019
7	Lucknow Development Authority	<a href="#">LDA/BP/19-20/0164</a>	New	fdsg	Aditi K	27 Jun 2019
8	Lucknow Development Authority	<a href="#">LDA/BP/19-20/0165</a>	New	dsgf	Aditi K	27 Jun 2019
9	Lucknow Development Authority	<a href="#">LDA/BP/19-20/0166</a>	New	dsf	Aditi K	27 Jun 2019
10	Lucknow Development Authority	<a href="#">LDA/BP/19-20/0169</a>	New	anita	Aditi K	01 Jul 2019
11	Lucknow Development Authority	<a href="#">LDA/BP/19-20/0176</a>	New	Prajakta	Aditi K	03 Jul 2019

File is present in Submitted Files section

**Figure 24: Proposal-File is submitted**

The architect can check the status of proposal-file in the Pre-approval stages.



## 19. Letters and Certificates

### 19.1 Provisional Sanction Letter



LUCKNOW DEVELOPMENT AUTHORITY

VIPIN KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH 226010

PROVISIONAL SANCTION LETTER

PERMIT DATE : 08 Oct 2019

FILE No. : LDA/BP/19-20/0051

PERMIT No. : LDA/BP/19-20/0104

USE : Residential

SCHEME : JANKIPURAM EXTENSION  
SECTOR 5

PROPERTY No: Plot No./Survey No. :5/774  
Land Mark: gn vistar  
Revenue Village: Ganeshpur  
Rahmanpur  
Tehsil: Lucknow  
District: Lucknow

NAME : PRIYANKA PANDEY

ADDRESS : MIG-3, ADA COLONY, RASOOLABAD, ALLAHABAD,ALLAHABAD,ALLAHABAD

Your application submitted in the reference has been examined as per rules and found suitable for provisional sanction.

Date of Validity: **06 Feb 2020** or Expiry date of lease deed whichever is earlier.

**Restrictions Required:**

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant. Applicant confirms that the documents/ drawings submitted electronically or inputs by them are correct. The final approvals of proceedings are subjected to verification of reports and documents by concerned official including site visit report. Any deviation identified will lead to modification/rejection of the proceedings. Permission to construction is not being granted. Construction on site should only be done after final approval.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.



LUCKNOW DEVELOPMENT AUTHORITY

## 19.2 Sanction Drawing

Certificate Drawing
MESSAGES ? HELP

[1] Auto (1 of 3)
+ 50%

**Project Title :** PROPOSED RESIDENTIAL BUILDING PLAN FOR MRS. RAJESHWARI D/O MR. MUNNILAL W/O MR. GIRRAJ KISHORAN PLOT NO.-2/191 AT SECTOR-P, MANSROVER SCHEME, KANPUR ROAD, LUCKNOW.

**COLOR INDEX**

- ROAD BOUNDARY
- EXISTING ROAD
- PROPOSED CONSTRUCTION
- CONTRIBUTION ROAD
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE TP SCHEME DEDUCTION AREA
- EXISTING TO BE MAINTAIN

**Building Floor FAR Details**

Floor Name	Building Area		Total	
	Proposed B.O.L Area (sq.m)	Proposed P.F.L Area (sq.m)	Total Proposed B.O.L Area (sq.m)	Total P.F.L Area (sq.m)
Ground Floor	41.52	41.75	41.52	41.75
First Floor	41.75	41.75	41.75	41.75
Second Floor	26.14	26.14	26.14	26.14
Terrace Floor	8.58	8.58	8.58	8.58
<b>Total</b>	<b>117.99</b>	<b>118.26</b>	<b>117.99</b>	<b>118.26</b>

Sl. No.	Particulars	Area (sq.m)	Remarks
1.	Area of Plot as per ward	-	
2.	Area of Plot as per ward	124.00	
3.	Area of Plot as per ward	124.00	
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**Tree Details (Table 3)**

Sl. No.	Tree Name	Height	Age	Spec.
1.				
2.				

**Project Details**

Sl. No.	Particulars	Remarks
1.	Area of Plot as per ward	124.00
2.	Area of Plot as per ward	124.00
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**Architect's Name and Signature**

SHALAKHA GUPTA


**Structure Engineer**

**Building Plan Approval Number**

**Approved on**

**Scale**

## 19.3 Scrutiny report

1/8/2020	AutoDCR - CheckList					
		<b>Check List Report</b>			<b>Lucknow Development Authority</b> Version Number: <b>1.0.27</b> Version Date: <b>07/06/2019</b> Report Generated On: <b>23-12-2019</b>	
[-] Collapse All						
[-] Proposal Information (Table 1)						
<b>General Details</b>				<b>Schedule of boundaries</b>		
<b>Site Address</b>	District:Lucknow,Tehsil:Lucknow,Village:Adampur Indwara			<b>Plot Use</b>	Residential	
<b>Authority</b>	Lucknow Development Authority			<b>Plot SubUse</b>	Row House	
<b>AuthorityClass</b>	Category A			<b>Development Plan</b>	MAHANAGAR	
<b>AuthorityGrade</b>	Development Authority (DA)			<b>Land Use Zone</b>	Residential use Zone	
<b>Inward_No</b>	LDA/BP/19-20/0232			<b>Layout Type</b>	Approved Layout	
<b>Application Type</b>	General Proposal			<b>Abutting Road Width</b>	12.00	
<b>CaseTrack</b>	Regular					
<b>Project Type</b>	Building Permission					
<b>Nature of Development</b>	NEW					
<b>Development Area</b>	Developed Area					
<b>SubDevelopment Area</b>	Metro City Area					
<b>Special Project</b>	NA					
<b>Site Address</b>	District:Lucknow,Tehsil:Lucknow,Village:Adampur Indwara					
<b>[-] Parking</b>						
<b>Equivalent Car Space</b>	In Area	Sq.Mt.	-	-	13.75	OK
	Equivalent Car Space-No.	No.	-	-	1.00	OK
<b>Total Car</b>	In Area	Sq.Mt.	13.75	-	13.75	OK
	Total Car-No.	No.	1.00	-	1.00	OK
<b>[-] PWork to Plot Setback</b>						
<b>A-1 (RESIDENTIAL)</b>	Front Margin... 12.0 M. WIDE ROAD	Mt.	3.00	-	3.00	OK
	Rear Margin	Mt.	3.00	-	3.00	OK
	Side1 Margin	Mt.	-	-	0.00	OK
	Side2 Margin	Mt.	-	-	0.00	OK
<b>[-] Building Height</b>						
<b>A (RESIDENTIAL)</b>	Height	Mt.		10.50	9.15	OK
	Length	Mt.		-	17.00	OK
	Height	Mt.			9.15	OK
	Height In Rear SetBack	Mt.		7.00	6.25	OK
<b>[-] Floor Height</b>						
<b>A (RESIDENTIAL)</b>	Parapet at Terrace Floor - Height	Mt.	1.00	1.50	1.00	OK
	Parapet at Terrace Floor - Clear Height	Mt.	-	-	1.00	OK
	Second Floor - Height	Mt.	-	-	2.90	OK
	Second Floor - Clear Height	Mt.	2.75	-	2.78	OK
	First Floor - Height	Mt.	-	-	2.90	OK
	First Floor - Clear Height	Mt.	2.75	-	2.78	OK
	Ground Floor - Height	Mt.	-	-	2.90	OK
	Ground Floor - Clear Height	Mt.	2.75	-	2.78	OK
	Plinth - Height	Mt.	0.30	-	0.45	OK
	Plinth - Clear Height	Mt.	-	-	0.45	OK
<b>[-] Floors Number</b>						
<b>A (RESIDENTIAL)</b>	No. of Floors	No.		G + 2	G + 2	OK
	No. of Tenements	No.		1	1	OK

## 19.4 Site Visit Report



### Lucknow Development Authority

#### Site Visit Report

#### Proposal Details

**File No.** : LDA/BP/19-20/0006 (New) **Inspected on** : 02 Sep 2019  
**Purpose of construction** : Row House  
**Survey No.** : 1/49  
**Location** : NA  
**Type of construction** : Residential  
**Plot Area** : 128

#### Inspection CheckList

#	Description	As On Site	Observation	Remarks
1.	Proposed Building State	Not Started	Approval	
2.	Plot Shape(length*breadth)	128	Approval	
3.	Location shown on Drawing/Key plan matches site	Yes	Approval	
4.	Inspection and confirmation of Plots boundary as per Registry	Yes	Approval	
5.	Land use as per Masterplan/Zonal Plan/Layout plan	Yes	Approval	
6.	Land Left for Road widening/Green Belt(where applicable)	NA	Approval	
7.	width of path to reach site	NA	Approval	
8.	Proposed Plot affecting drain,Rural Society,Government chakroad	No	Approval	
9.	Plots besides any Government Office building or land	No	Approval	
10.	Situation of HT and LT Line	No	Approval	
11.	Plot affected by Pond/Lake,water reservoir or any water body	No	Approval	
12.	Plot to be safe from Flood/water	Yes	Approval	
13.	Plots distance from Protected monuments and Heritage destination	3000	Approval	
14.	Railway line/gas pipe line/canal etc nearby Plot	No	Approval	
15.	On Plot verification of Ownership/Possession certificate	Yes	Approval	
16.	Any other description	no	Approval	
17.	Implantation Facilities availability at Proposed Plot	NA	Approval	
18.	Current status of construction vacant/build	Yes	Approval	

#### Inspection Recommendation

#### Inspection Remarks

site inspected recommended for sanction


**Yours Faithfully**

*Aditik*

**Architect**

**Lucknow Development Authority**

## 19.5 Proposal Receipt

				
LUCKNOW DEVELOPMENT AUTHORITY				
APPLICATION FOR BUILDING PERMISSION				
<b>A) TYPE OF DEVELOPMENT</b>				
1	File No.	LDA/BP/19-20/0006 (DRAFT/LDA/BP/19-20/0006)		
2	Submitted On	27 Aug 2019	Last Submitted On	28 Aug 2019
<b>B) DETAILS OF APPLICANT</b>				
1	Application is for Self Use or Selling Purpose?	Land Owner (Self Use)		
2	Name (In Full)	Smt. Neelam Singh		
3	Address Line 1	Gram Sadav	Address Line 2	Post Maudwa
4	City	Sultanpur	State/Province/Region	Uttar Pradesh
5	PIN		E-mail	arpawanmishra@gmail.com
6	LandLine Phone		Mobile No.	9450003670
<b>C) PLOT DETAILS</b>				
1	Organization Name	LUCKNOW DEVELOPMENT AUTHORITY		
2	Land Use Zone	Residential	Land Sub Use Zone	Residential Zone
3	Plot Use	Residential	Sub Plot Use	Row House
4	Development Area	Developed Area	SubDevelopment Area	City Area
5	Plan on	Development Authority Approved Scheme	Scheme	SITAPUR ROAD
6	Plot No./ Survey No.	1/49	Max Building Height	9.9
7	Plot area as per site (Sq.Mt.)	128	Plot area as per Document (Sq.Mt.) Note:Minimum Plot area	128
8	Total Built Up Area (Sq.Mt.)	214.51	Circle Rate	20000
9	Existing Built up Area (Sq.Mt.)	0	Carpet Area (Sq.Mt.)	175
10	Development Plan	Government TPScheme	Estimated Cost including Internal Electricity & Internal Water Expense	4021325

