USER MANUAL FOR CONSULTANTS AUTOMATED BUILDING PLAN APPROVAL SYSTEM

Directorate of Urban Administration and Development Department (UADD), Madhya Pradesh

Version ABPAS 3.0

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Chapter 1- Introduction

Automated Building Plan Approval System (ABPAS) - Enabling Citizen Centric Building Plan Approval through Innovative Technology.

Automating the Building plan Scrutiny process simplifies and significantly reduces the time and cost for all stakeholders. ABPAS system facilitates transparency via functionalities like Citizen Search, file tracking, intimation to consultants and officials by SMS on every stage, Online payment system etc.

The system automatically generates the fee memo/demand notes based on the submitted Building plan. It supports online submission of inspection reports through a Mobile App: enabling inspectors to submit photos and documents. MIS enables tracking at the state level.

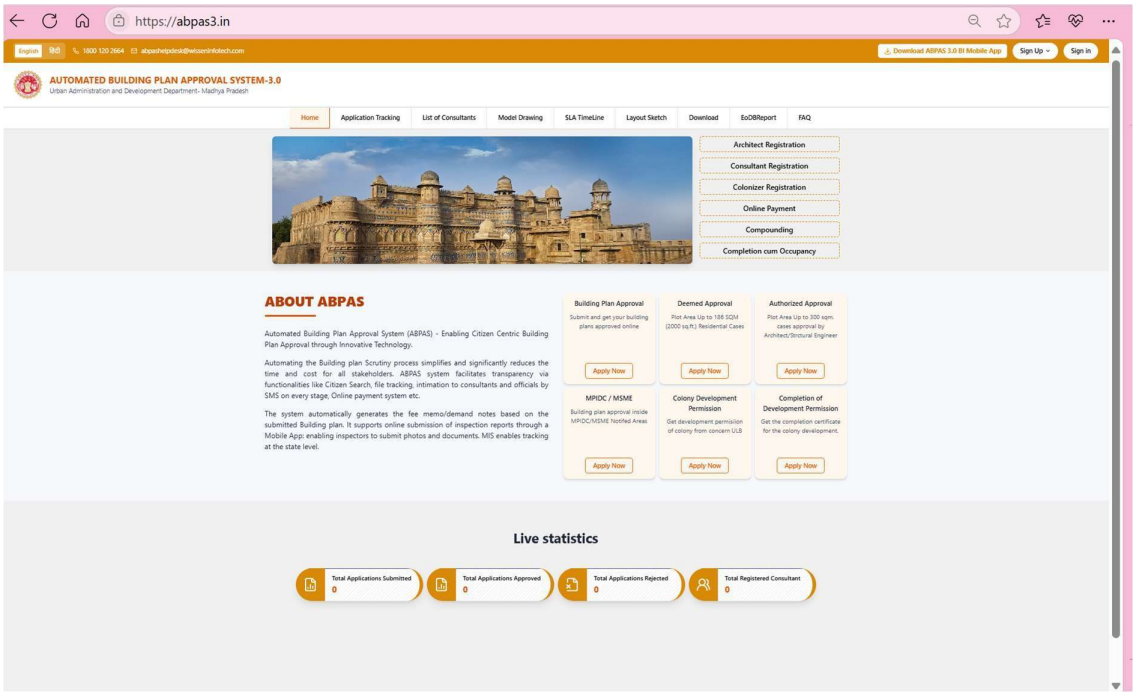


Image 1.0.1

ABPAS 3.0 is designed to ease and smooth functioning of the building plan approval in below mentioned picture, we will understand, how many functions available at the home page and their functions, image is mentioned below 1.0.2.

Home button is marked in the Red Box – By clicking we reach to home page; Black color box shows the language Hindi / English – One can easily select the lang1uage by clicking the tab mentioned in the below image with black color.

Download the Mobile app – in ABPAS 3.0 Mobile application link is available to download the mobile app for mobile, mentioned the picture with Red Color.

Registration Buttons- In the home page in the right-side tabs are available for registration of Architect/Consultant/Colonizer. Also, some other tabs for online payment, Compouding, completion cum occupancy certificate.

Anyone can directly reach to the webpage by clicking on the tabs mentioned in the image 1.0.2 for further processing.

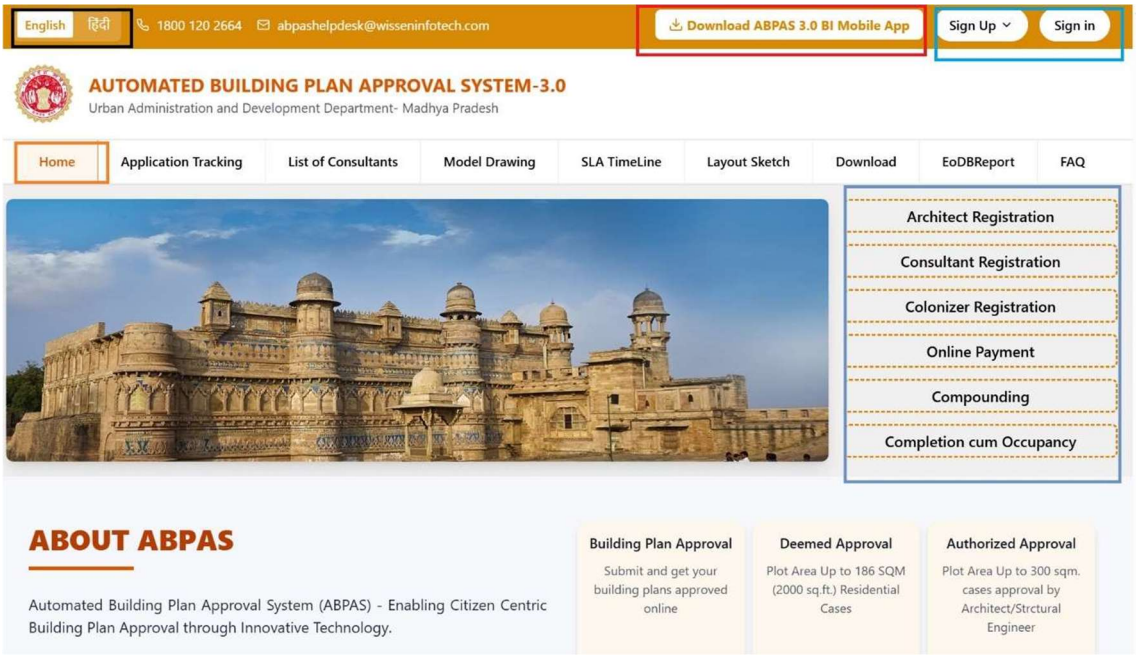


Image 1.0.2

Live Statistics - In the below image Heads under Red Box can directly check the live status directly in the home page Total application Submitted, total application approved, total application rejected and total registered consultant and also can apply directly for Building plan approval, deemed approval, authorized approval, MPIDC/MSME, Colony development permission, completion of development permission. Mentioned in the green box mentioned in the below image.

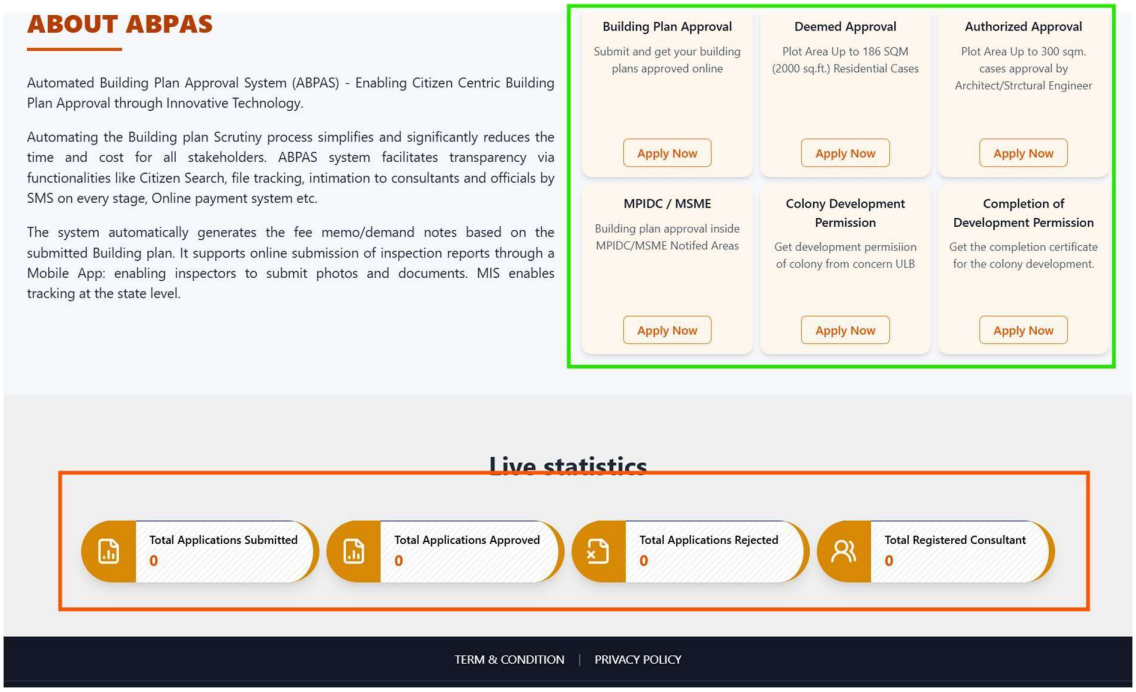


Image1.0.3

In the below mentioned picture inside green box home, Application Tracking, List of consultants, Model Drawing, SLA time line, layout sketch, Download, EoDBReport and FAQs. Tab is available, anyone can directly linked and process for the above-mentioned functions.

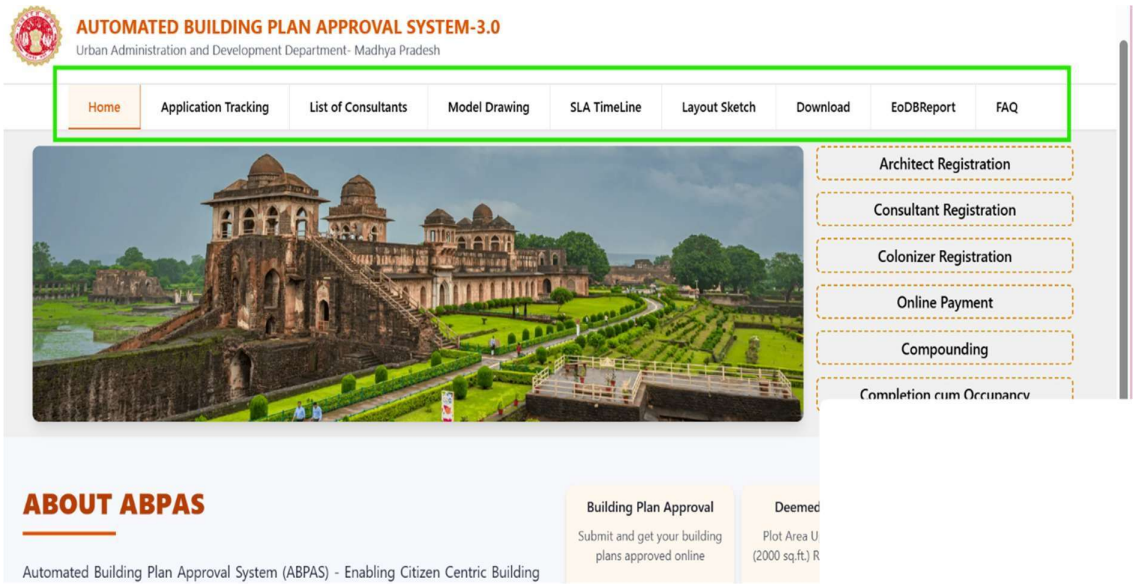
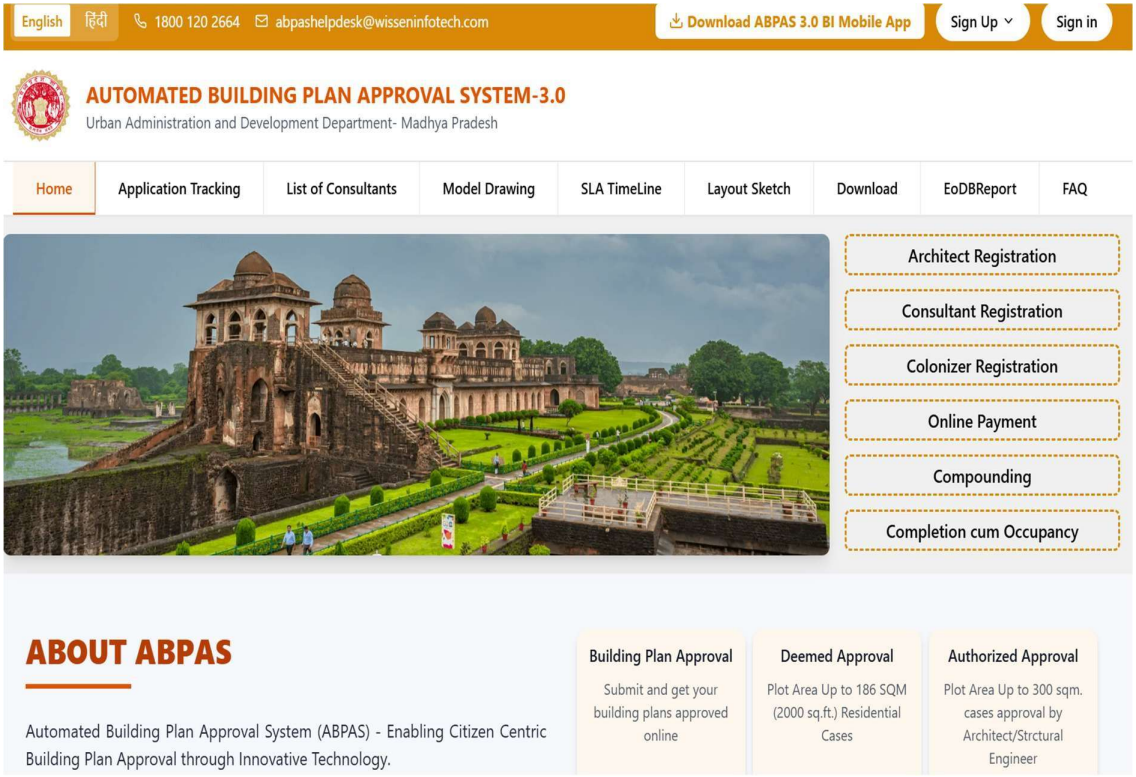
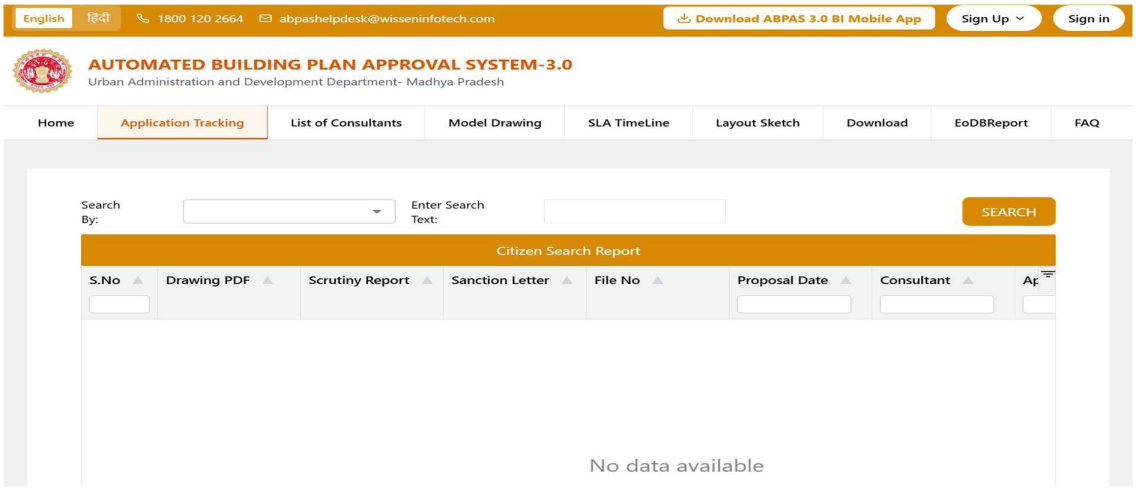


Image 1.0.4

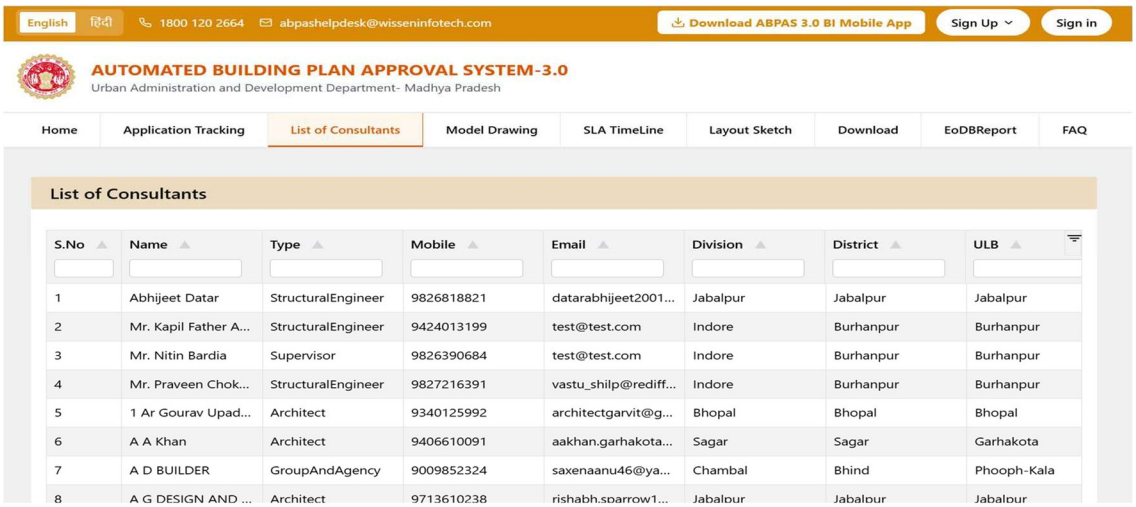
Home



Application Tracking

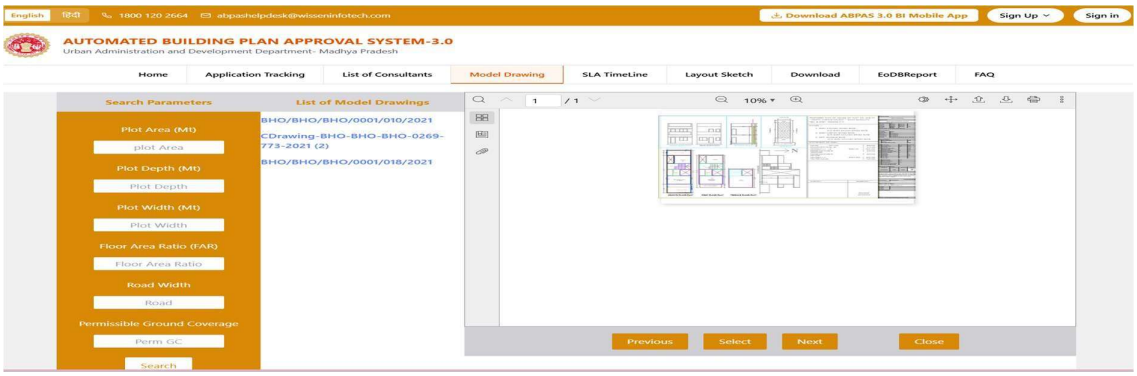


List of Consultants

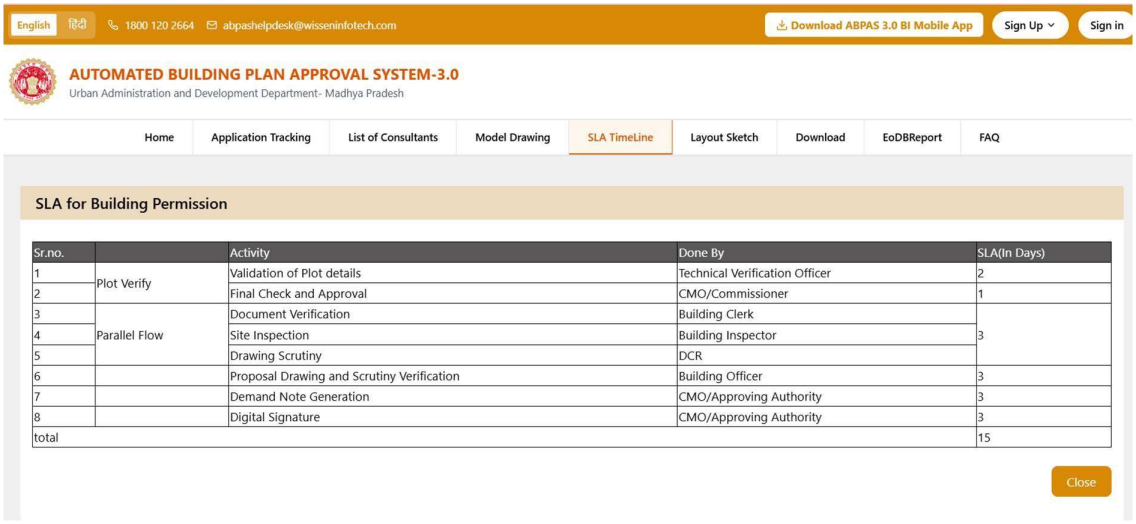


S.No	Name	Type	Mobile	Email	Division	District	ULB
1	Abhijeet Datar	StructuralEngineer	9826818821	datarabhijeet2001...	Jabalpur	Jabalpur	Jabalpur
2	Mr. Kapil Father A...	StructuralEngineer	9424013199	test@test.com	Indore	Burhanpur	Burhanpur
3	Mr. Nitin Bardia	Supervisor	9826390684	test@test.com	Indore	Burhanpur	Burhanpur
4	Mr. Praveen Chok...	StructuralEngineer	9827216391	vastu_shilp@rediff...	Indore	Burhanpur	Burhanpur
5	1 Ar Gourav Upad...	Architect	9340125992	architectgarvit@g...	Bhopal	Bhopal	Bhopal
6	A A Khan	Architect	9406610091	aakhan.garhakota...	Sagar	Sagar	Garhakota
7	A D BUILDER	GroupAndAgency	9009852324	saxenaanu46@ya...	Chambal	Bhind	Phooph-Kala
8	A G DESIGN AND ...	Architect	9713610238	rishabh.sparrow1...	Jabalpur	Jabalpur	Jabalpur

Model Drawing

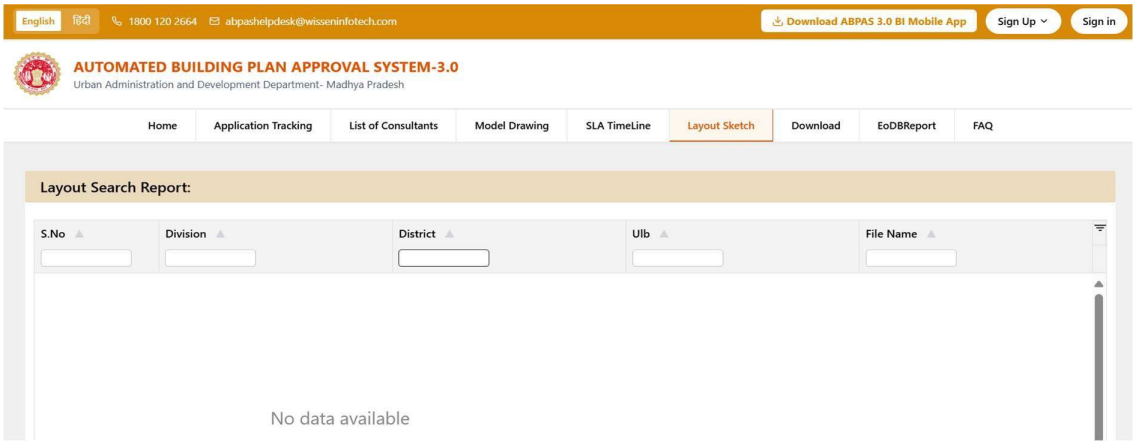


SLA Timeline

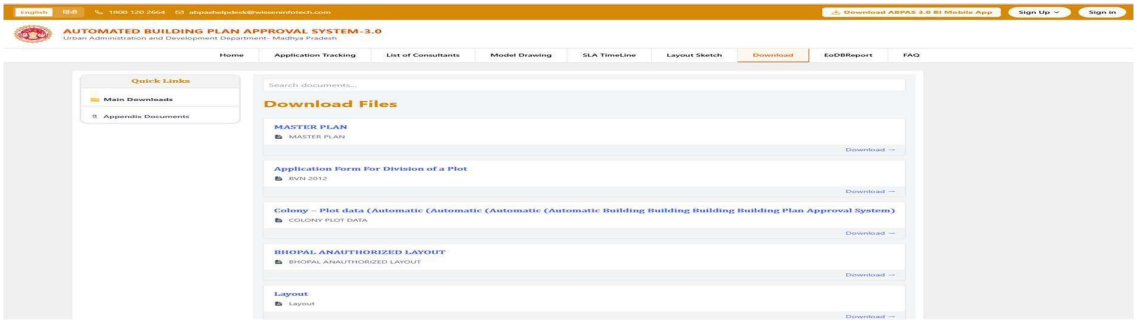


Sr.no.		Activity	Done By	SLA(In Days)
1	Plot Verify	Validation of Plot details	Technical Verification Officer	2
2		Final Check and Approval	CMO/Commissioner	1
3	Parallel Flow	Document Verification	Building Clerk	3
4		Site Inspection	Building Inspector	
5		Drawing Scrutiny	DCR	
6		Proposal Drawing and Scrutiny Verification	Building Officer	3
7		Demand Note Generation	CMO/Approving Authority	3
8		Digital Signature	CMO/Approving Authority	3
total				15

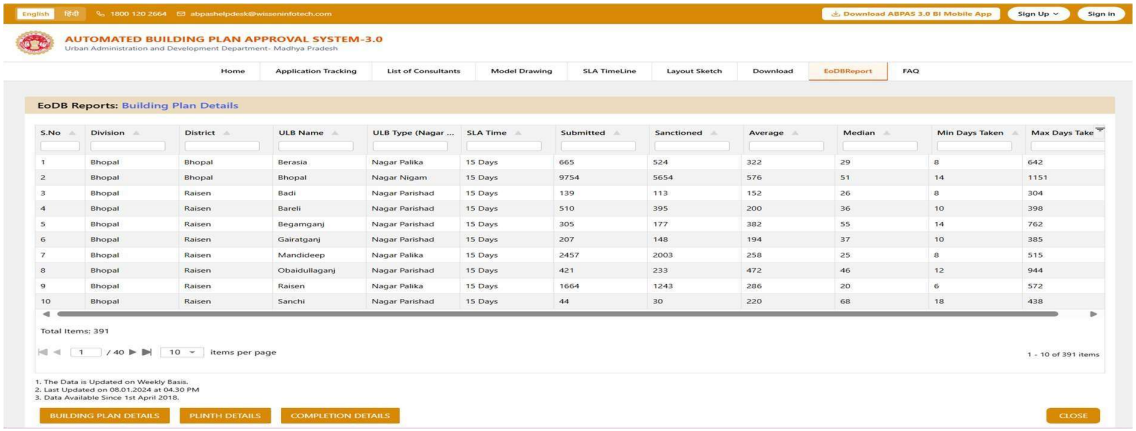
Layout Sketch



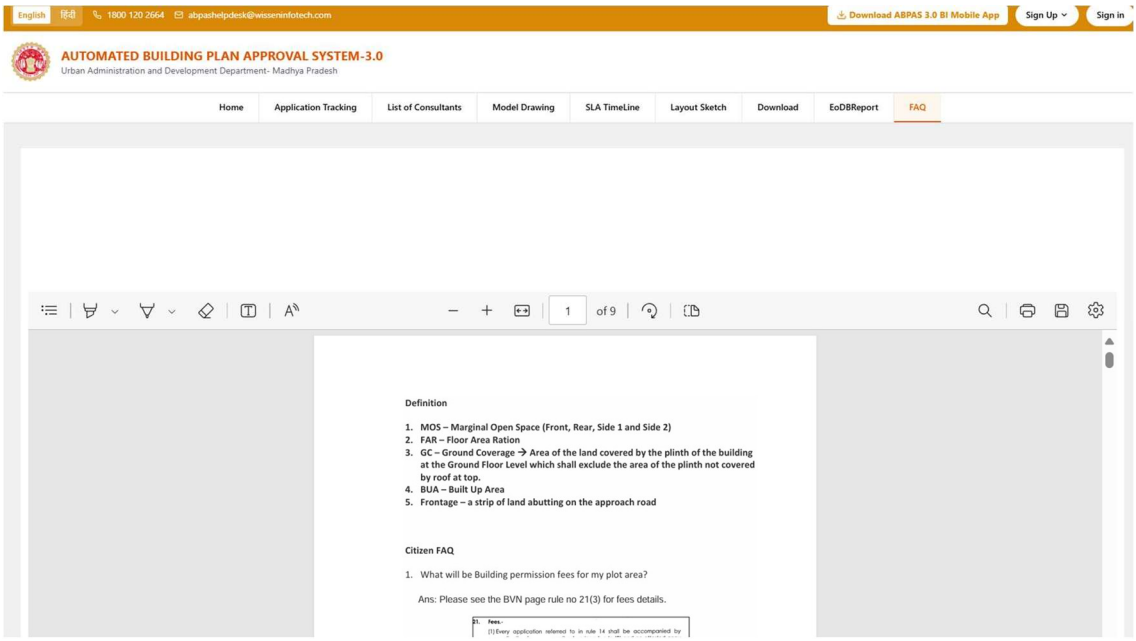
Download



EoDB Report

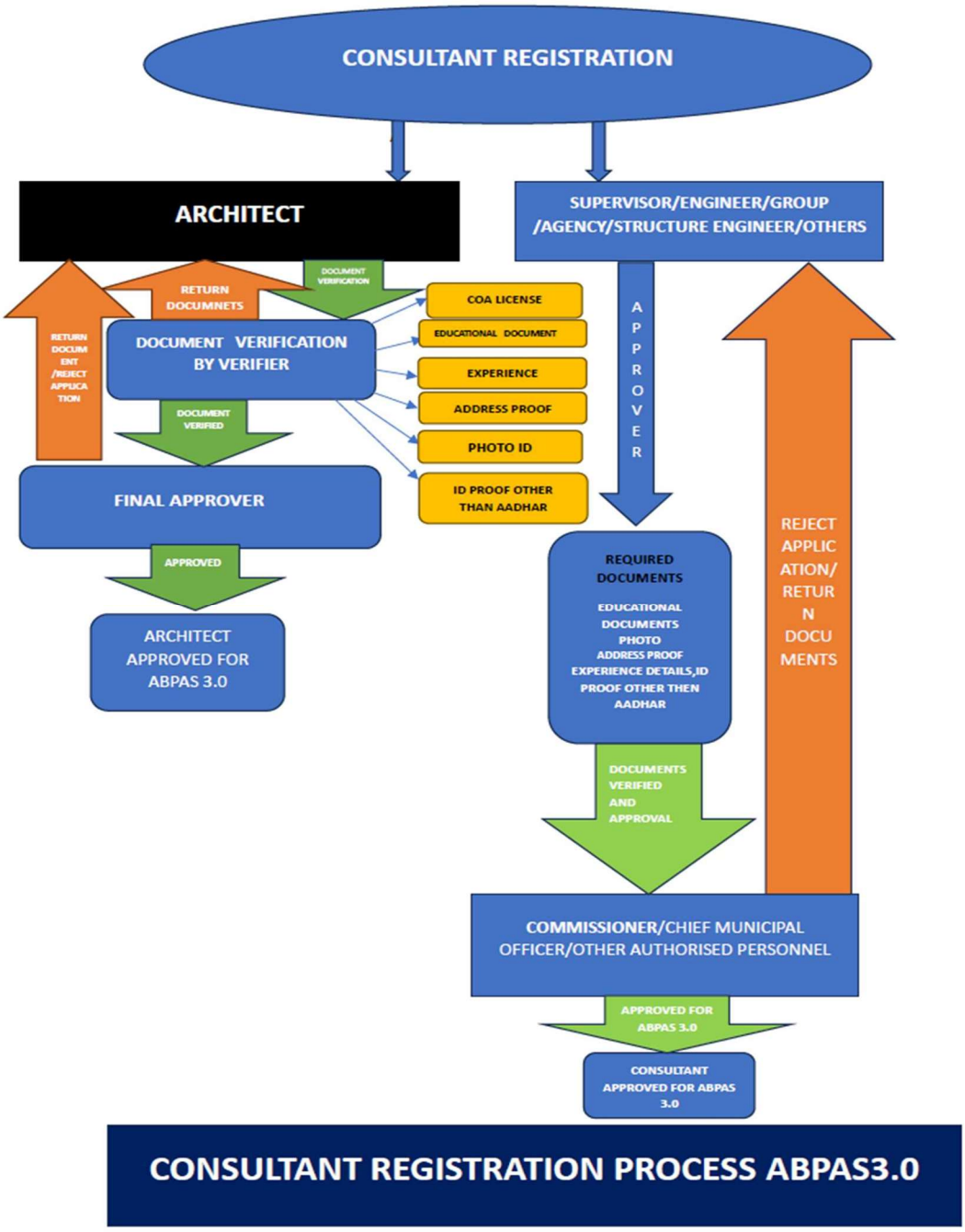


FAQs



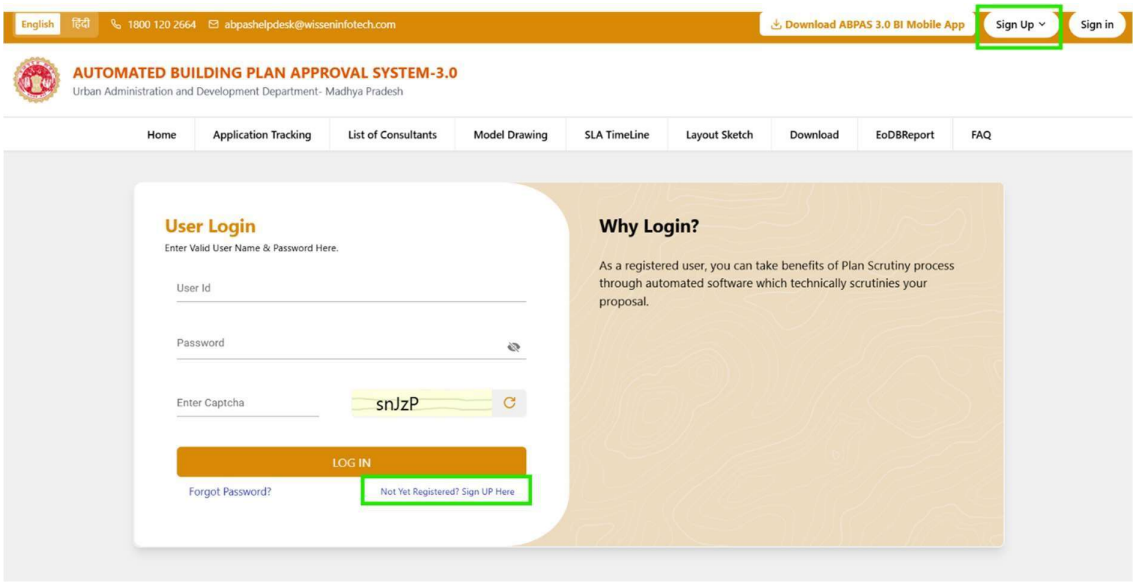
Chapter 2 - Sign Up/ Registration

Registration Process- Registration Process of an Architect in ABPAS 3.0 is mentioned below through flow chart.

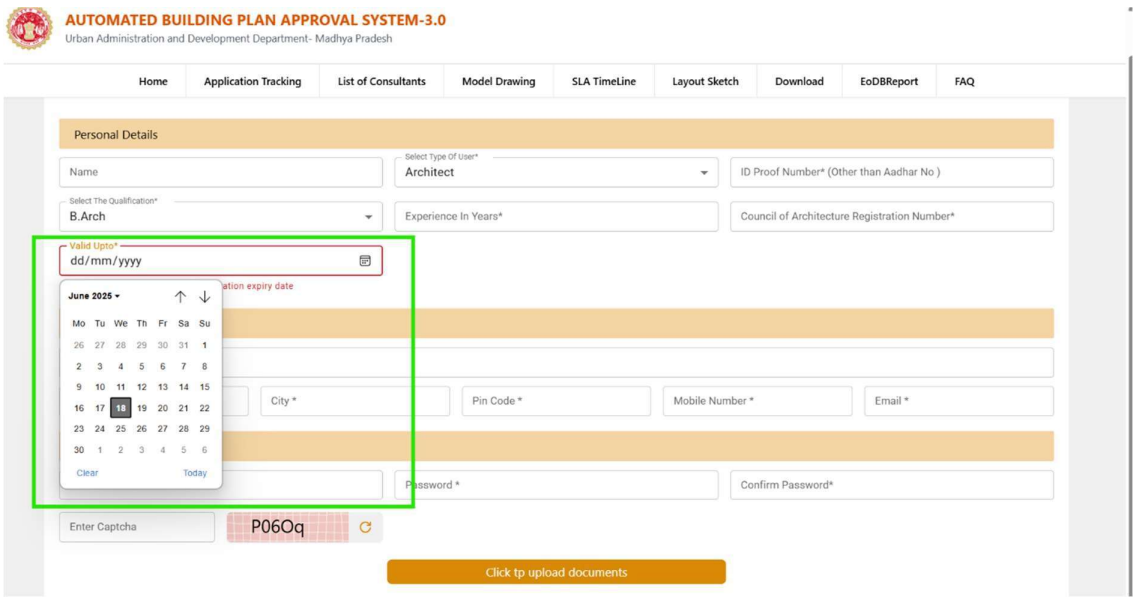


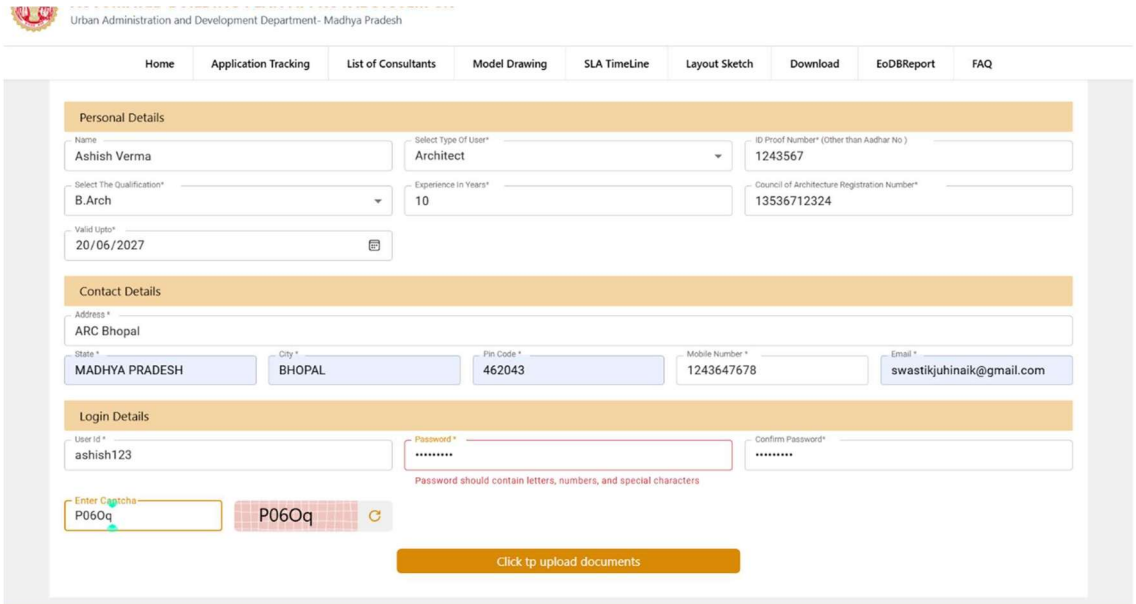
Sign Up Process-

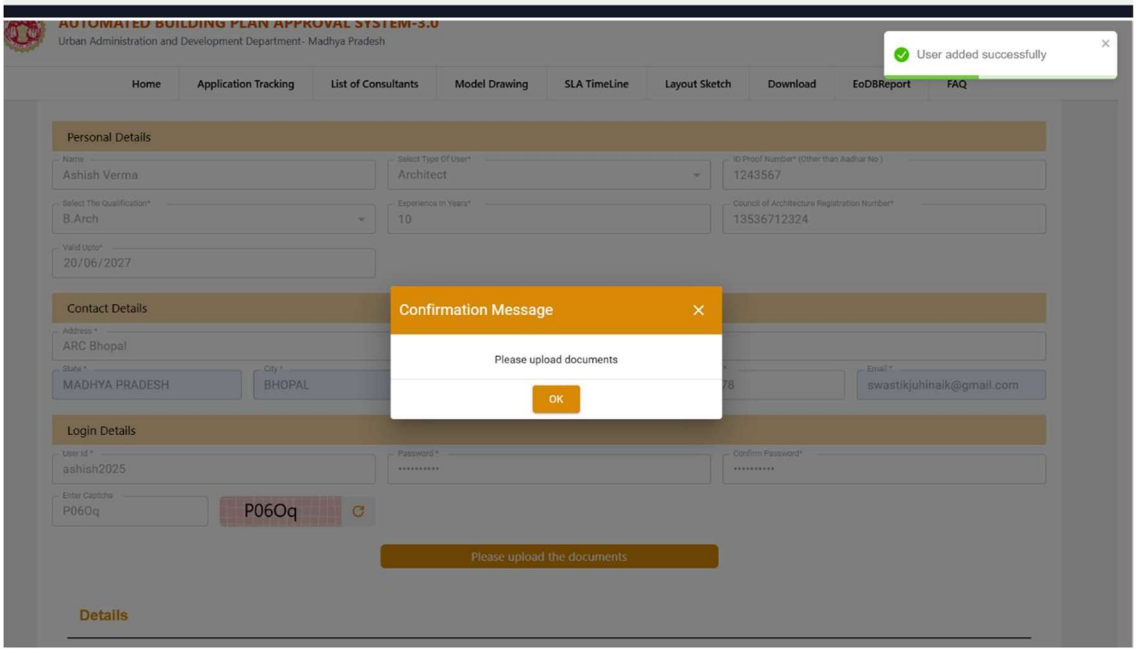
Step 1- Click on the Green box named as sign up in the below mentioned image.

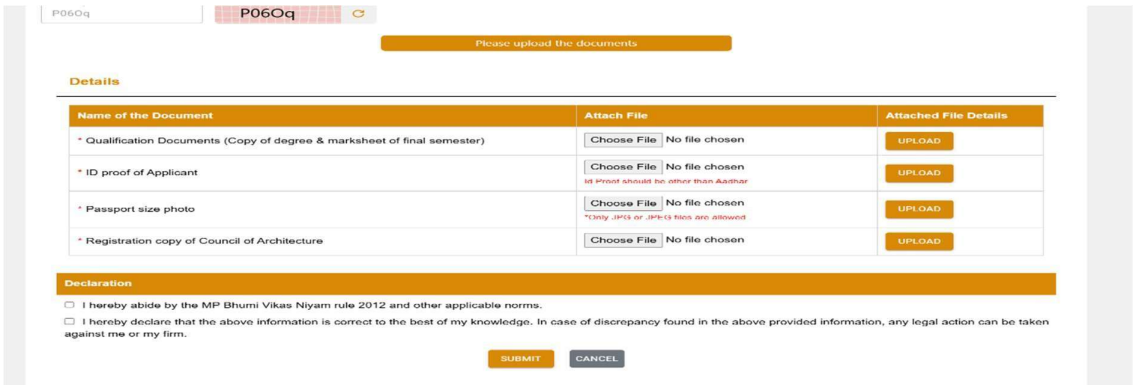


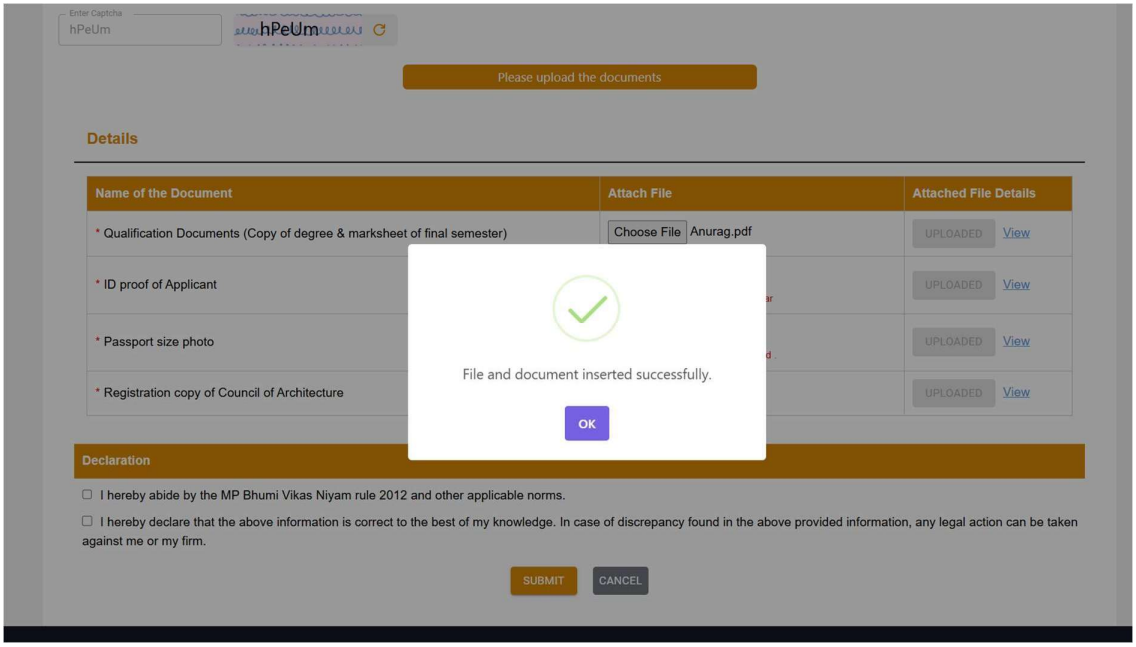
Step 2- Registration Page will open. Fill All the required details and upload all the necessary documents, Qualification Documents (Copy of degree & marksheet of final semester). ID proof of Applicant, Passport size photo, Registration copy of Council of Architecture.



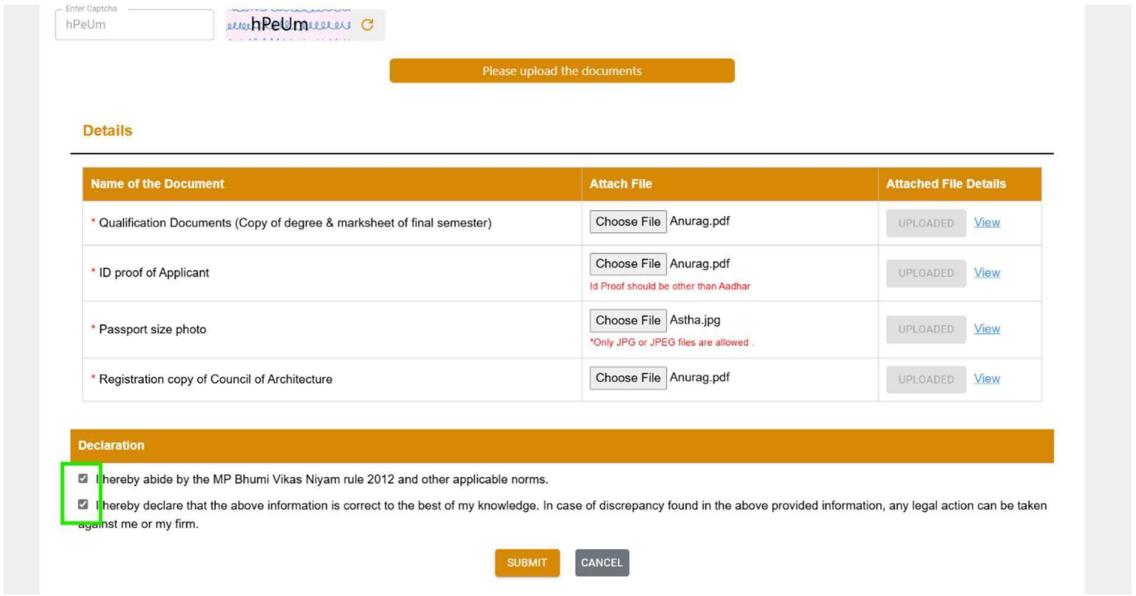

Urban Administration and Development Department- Madhya Pradesh
Home
Application Tracking
List of Consultants
Model Drawing
SLA TimeLine
Layout Sketch
Download
EoDBReport
FAQ
Personal Details
Name
Ashish Verma
Select Type Of User*
Architect
ID Proof Number* (Other than Aadhar No)
1243567
Select The Qualification*
B.Arch
Experience in Years*
10
Council of Architecture Registration Number*
13536712324
Valid Upto*
20/06/2027
Contact Details
Address *
ARC Bhopal
State *
MADHYA PRADESH
City *
BHOPAL
Pin Code *
462043
Mobile Number *
1243647678
Email *
swastikjuhinaik@gmail.com
Login Details
User Id *
ashish123
Password *
Confirm Password*
Password should contain letters, numbers, and special characters
Enter Captcha
P06Oq
P06Oq
Click tp upload documents


AUTOMATED BUILDING PLAN APPROVAL SYSTEM-3.0
Urban Administration and Development Department- Madhya Pradesh
User added successfully
Home
Application Tracking
List of Consultants
Model Drawing
SLA TimeLine
Layout Sketch
Download
EoDBReport
FAQ
Personal Details
Ashish Verma
Architect
1243567
B.Arch
10
13536712324
20/06/2027
Contact Details
ARC Bhopal
MADHYA PRADESH
BHOPAL
swastikjuhinaik@gmail.com
Login Details
ashish2025
P06Oq
P06Oq
Please upload the documents
Details
Confirmation Message
Please upload documents
OK


P06Oq
P06Oq
Please upload the documents
Details
Name of the Document
Attach File
Attached File Details
* Qualification Documents (Copy of degree & marksheet of final semester)
Choose File No file chosen
UPLOAD
* ID proof of Applicant
Choose File No file chosen
UPLOAD
* Passport size photo
Choose File No file chosen
UPLOAD
* Registration copy of Council of Architecture
Choose File No file chosen
UPLOAD
Declaration
I hereby abide by the MP Bhumi Vikas Niyam rule 2012 and other applicable norms.
I hereby declare that the above information is correct to the best of my knowledge. In case of discrepancy found in the above provided information, any legal action can be taken against me or my firm.
SUBMIT
CANCEL



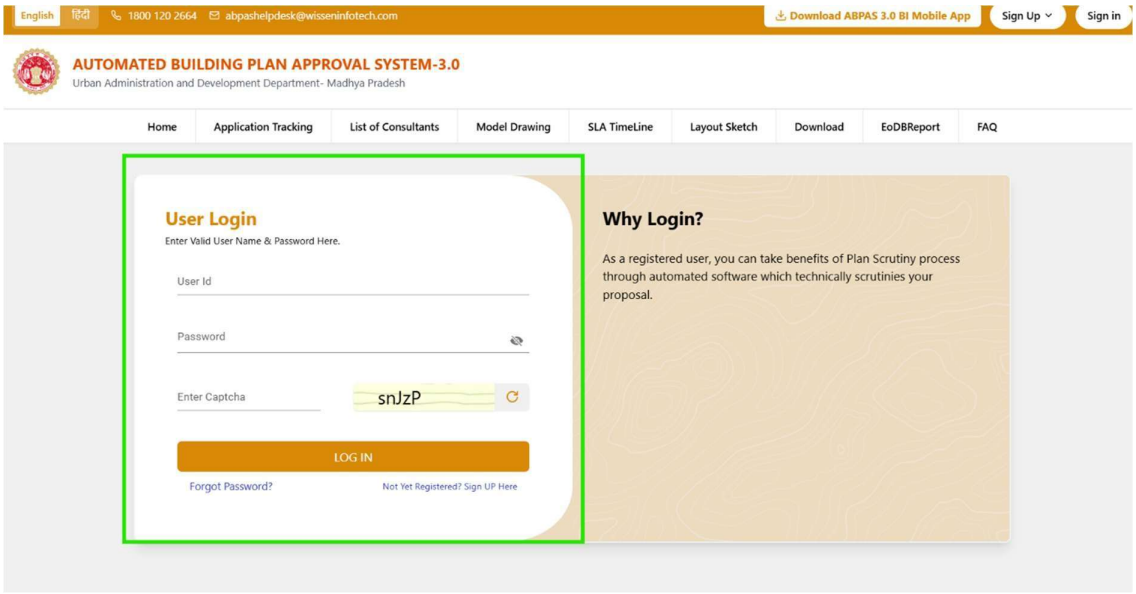
Step 4- Check all the boxes in the declaration head and submit. Registration Successful.



Step 5- Now Application will appear in the UADD Approver authority Bucket for document Verification and approval of the Application.

Step 6- Once approved by the Approving Authority, Applicant is eligible for applying for the building permission in ABPAS 3.0.

Architect/Consultant Login - Consultant will login through the login page Using system generated ID and Password.





Chapter- Profile - Steps to Update Profile

Step 1- Login the ABPAS 3.0 website with the system generated User Id and Password.
Step 2- After Login Click on the Profile Icon located Bottom left corner on the Home Page.
Step 3- Profile page will open. Now click on Edit button.
Step 4- Now fill the details you want to change for example – Name, Mobile number, Address, Mobile Number etc.
Step 5- Click on Submit Button. Your Profile details will be updated. One cannot change the User ID, it is system generated and will be same for the user.

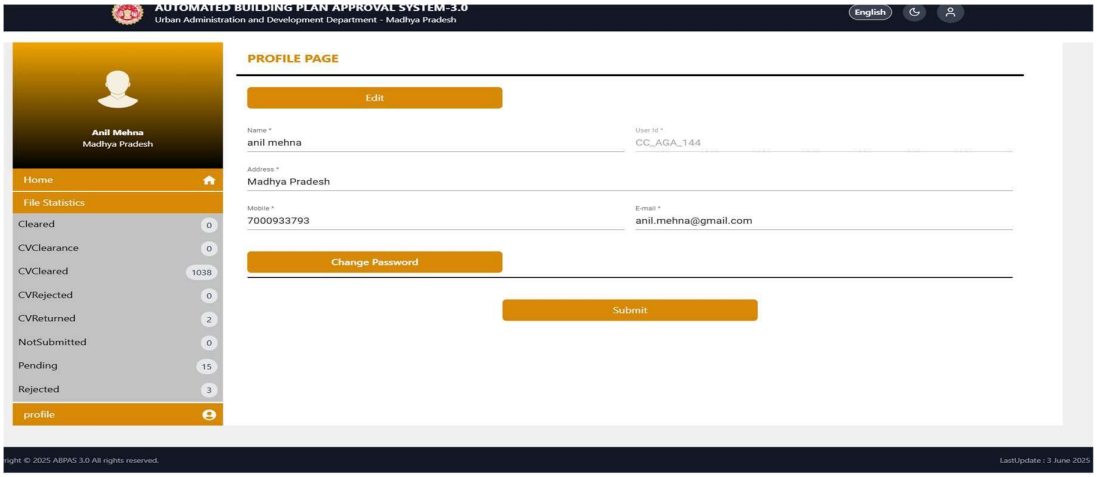


Image 2.1

2. Steps to change Password –

Step 1- Login the ABPAS 3.0 website with the system generated User Id and Password.
Step 2- After Login Click on the Profile Icon located Bottom left corner on the Home Page.

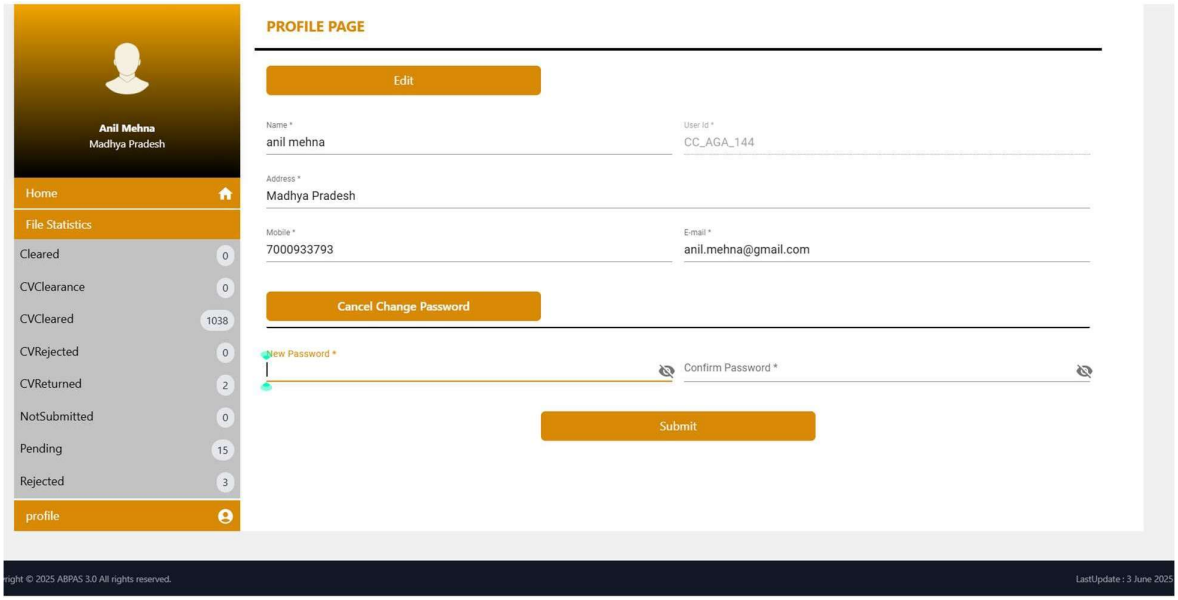
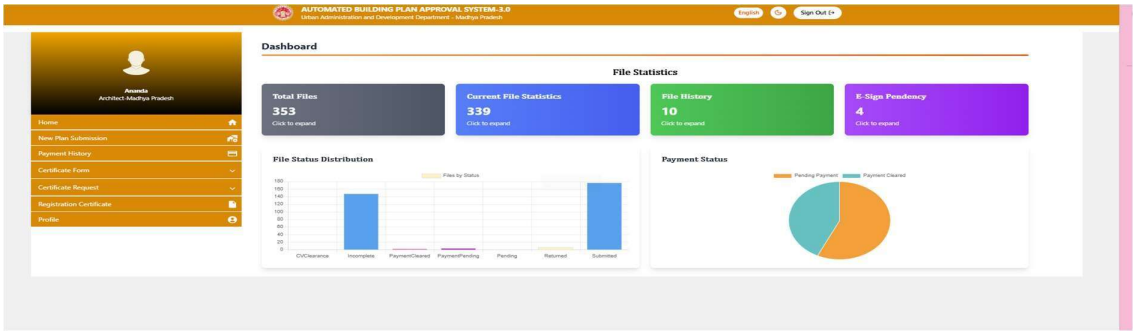


Image 3.1

Step 3- Profile page will open, Now Click on the Change Password Button.
Step 4- Fill the New password and Confirm Password. Both must be same texts.
Step 5- Click on the Submit button, Your Password will be changed and reset successfully

Dashboard – Architect / Consultant Dashboard Shows 4 different file statistics

1. **Total Files – Includes all the files. Submitted, Incomplete**



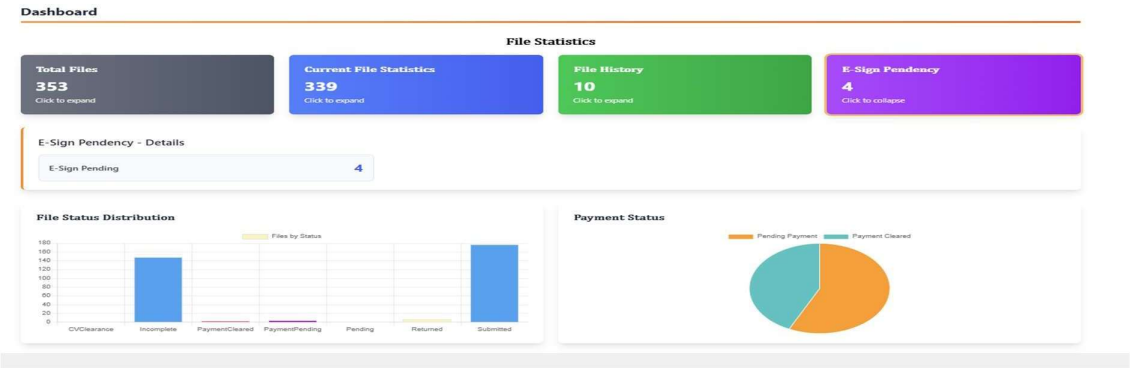
2. **Current File Statistics-**



3. **File History**

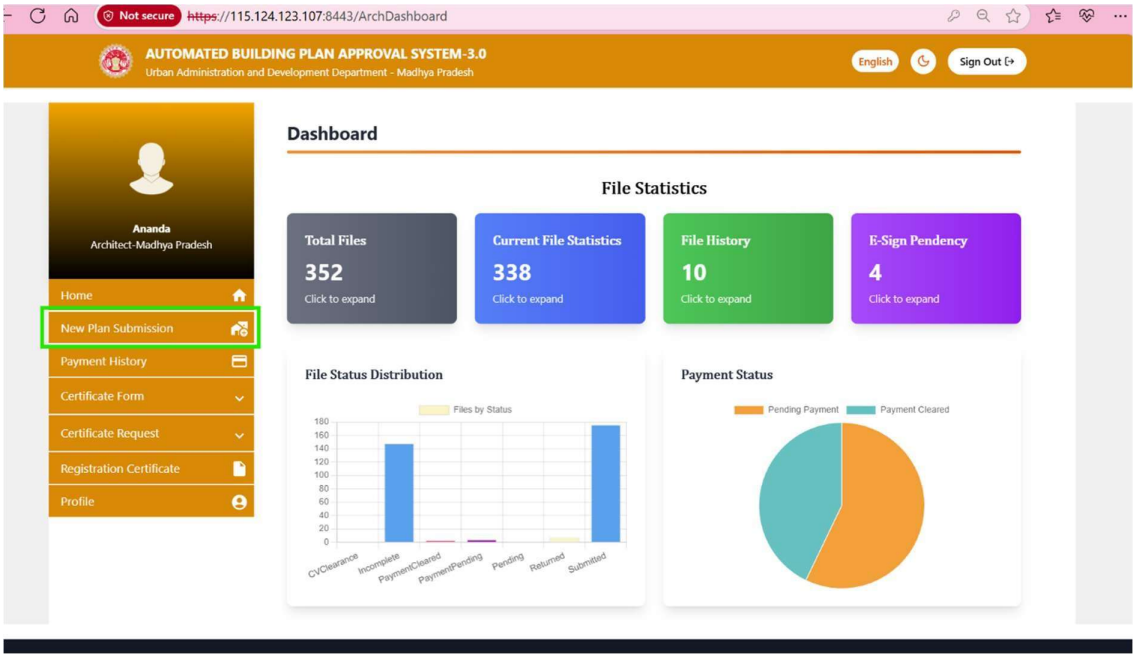


4. **E-Sign Pendency.**



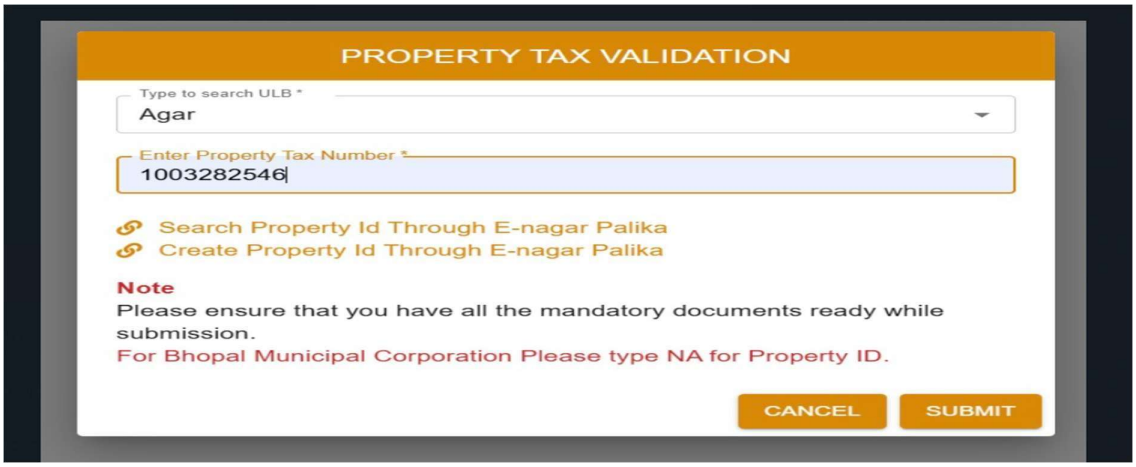
Apply for the New Building Permission Plan Application –

Step 1- Click on the New Plan Submission Tab mentioned in the below image

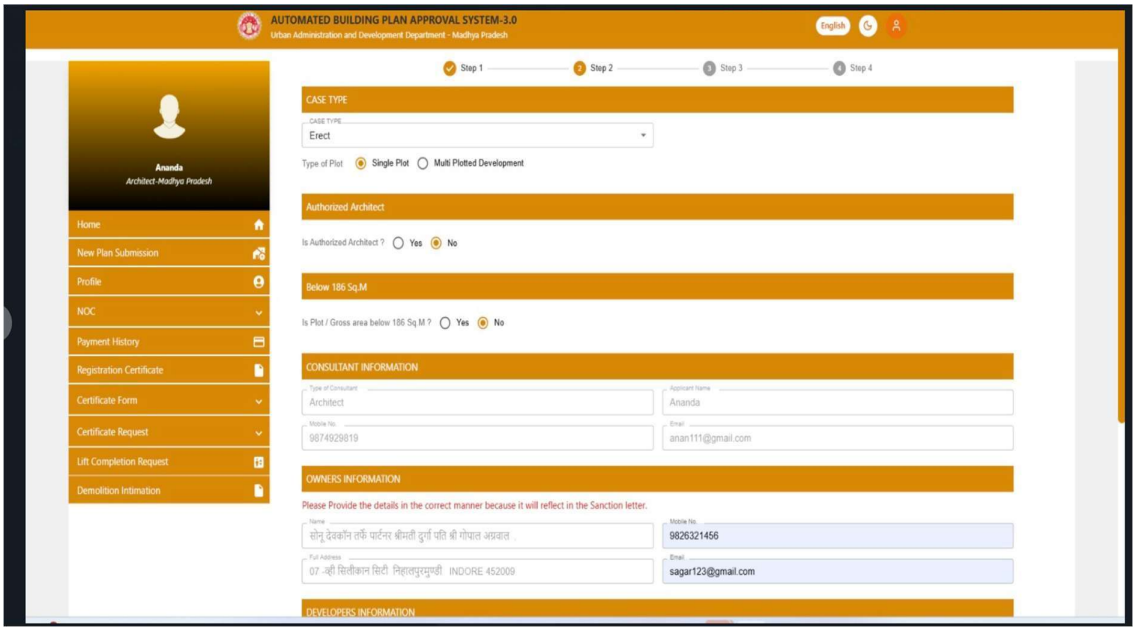


Step 2- New Property Tax validation details needs to be filled , first select type of ULB (Urban Local Body) for which the new building permission is required . Then Enter Property Tax Number.

Step 3- Click on the Submit button. **Remark** -Only For Bhopal Location Property Tax number will be filled as NA.

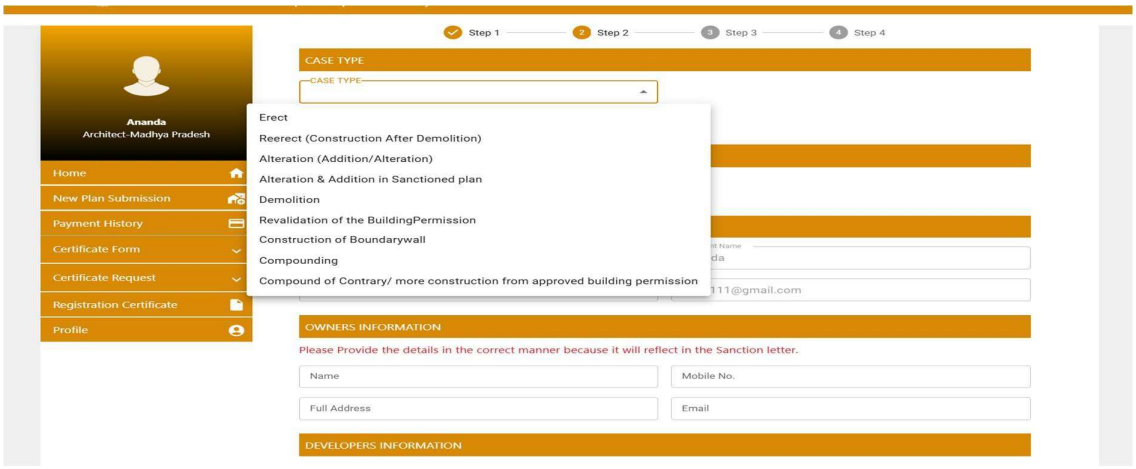


Step 4- After Submit new page will open , Fill all the required details in the respected steps , i.e. Step 1, Step2, Step3 , Step 4

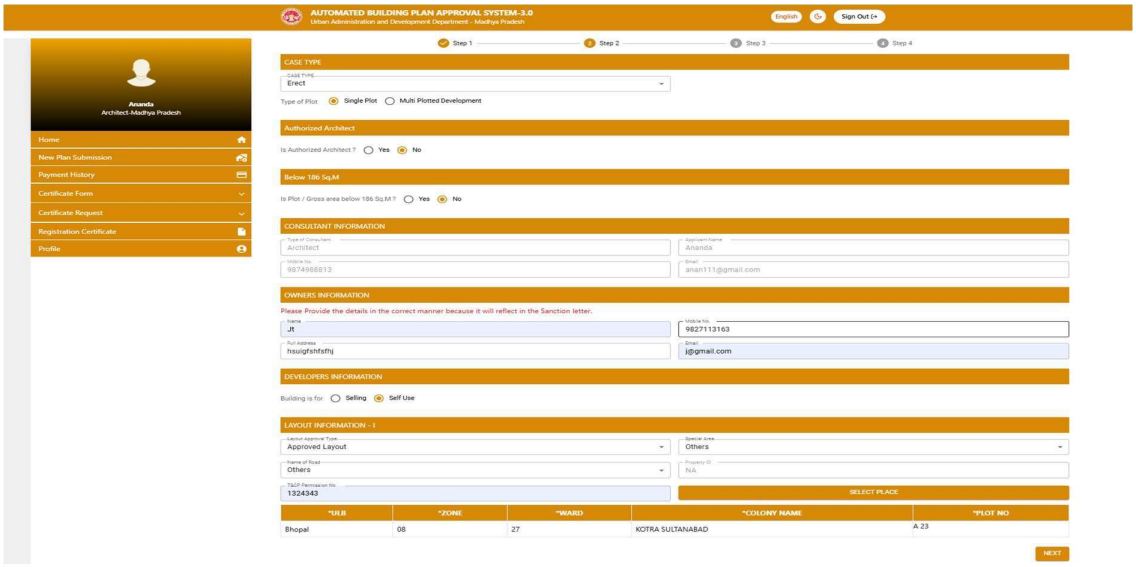


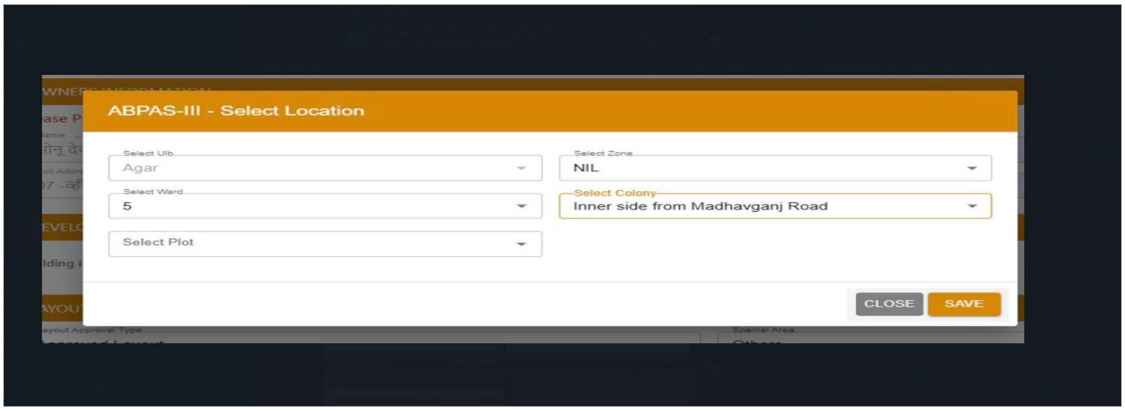
Step 5- Case type in the current program ABPAS 3.0. There are 9 types of cases mentioned below.

1. Erect
2. Re-erect (Construction After Demolition)
3. Alteration
4. Alteration & addition in the sanctioned plan
5. Demolition
6. Revalidation of the building Permission
7. Construction of boundary wall
8. Compounding
9. Compound of Contrary/more construction from approved building permission.

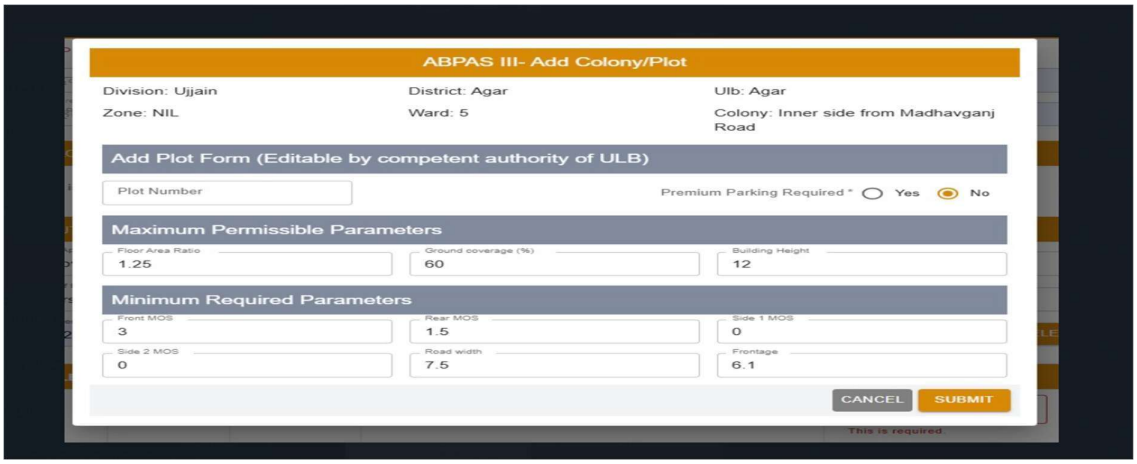


Step 6- Fill in the Consultant's, Owner's, developer's and Layout information Correctly. , If Tax number is filled then System will fill all the owner information by itself.



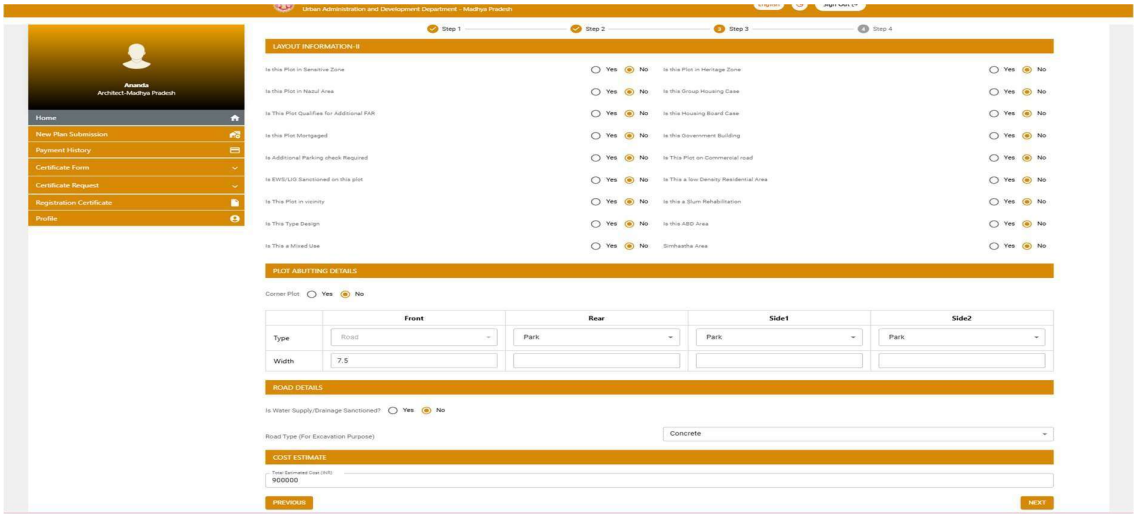


Step 7- Add the Plot details. By clicking add plot manually. Click on the submit button.

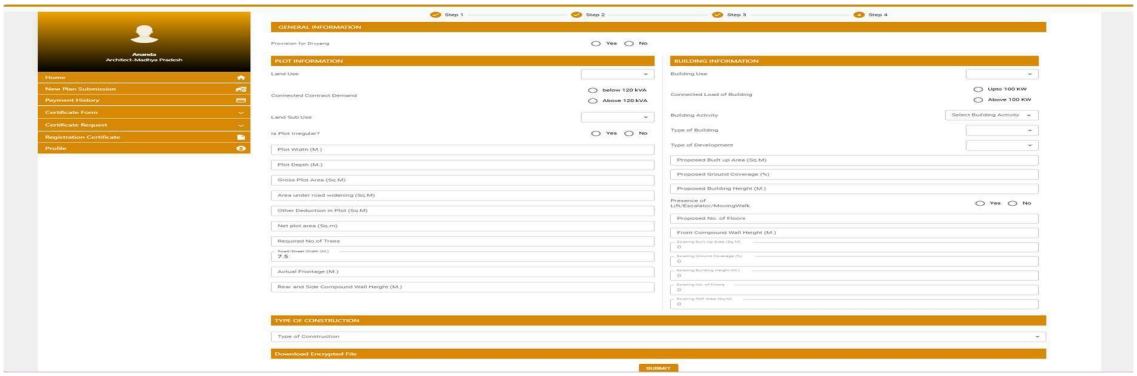


Select the Plot Number All details will be shown below. Click on the Next

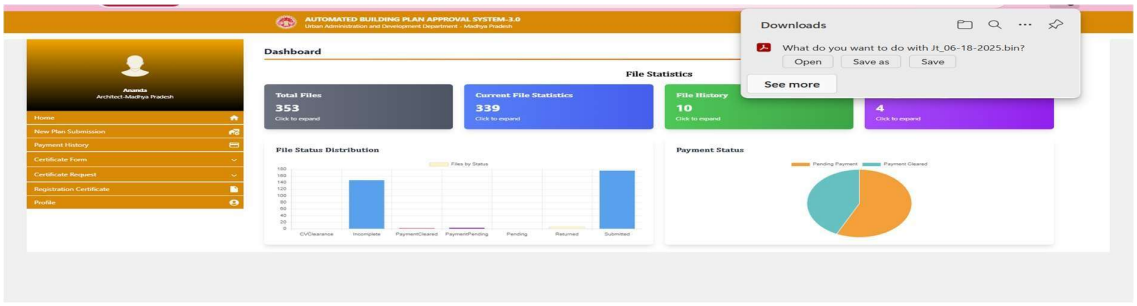
In the next page layout details-II , Plot Abutting details, Road details, Cost estimate should be filled and click on the next button



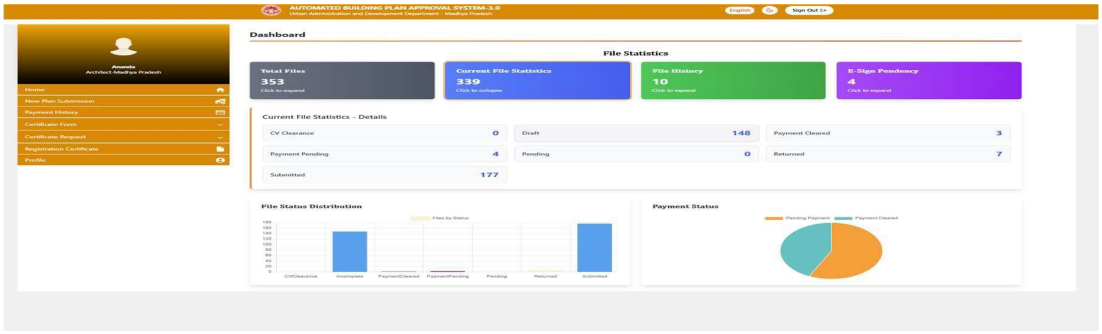
Step 8- will open File in the details like general details , Plot information, Building Information, type of Construction and then click on the submit button an encryption will be automatically downloaded , kindly save the information.

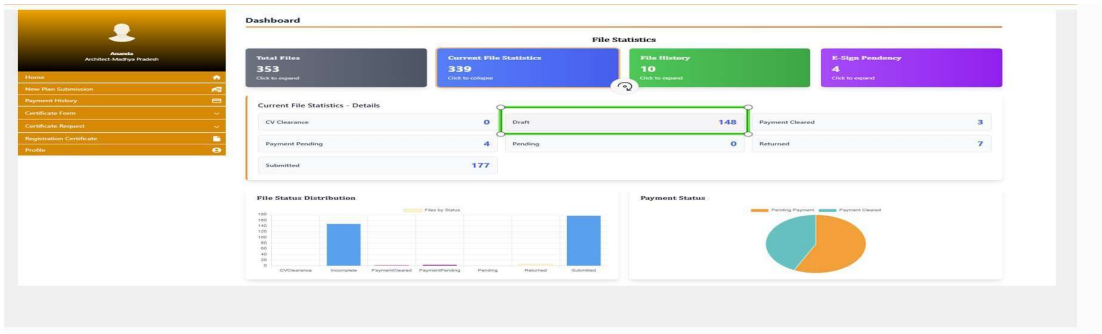


Step 9- Click on the save button and save the file. In the **Scrutiny engine upload this encrypted file** and Drawing in the **.dxf** format then run the Scrutiny. Precheck will be there and one can identify the if any mistake is there then correct it before finally submit it into the system.

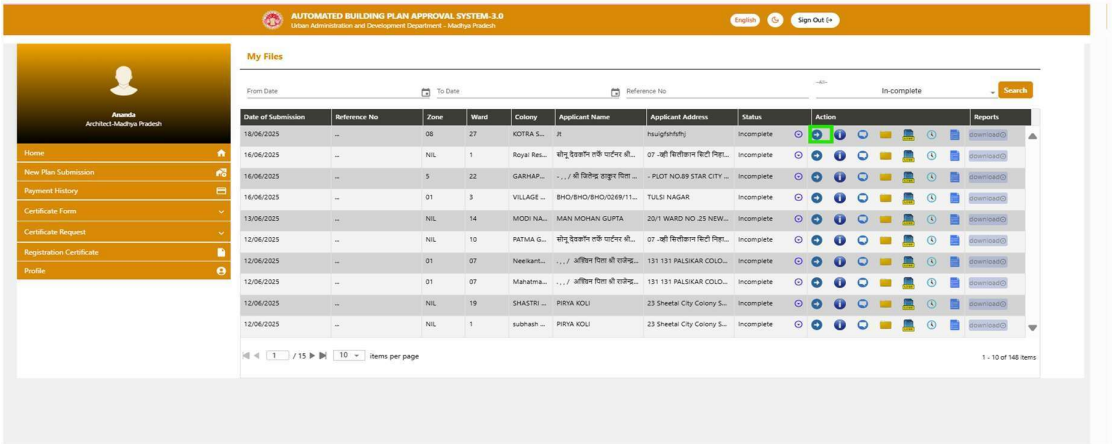


Step 10- Now in the Image Click on the current file → Then click on the Draft.

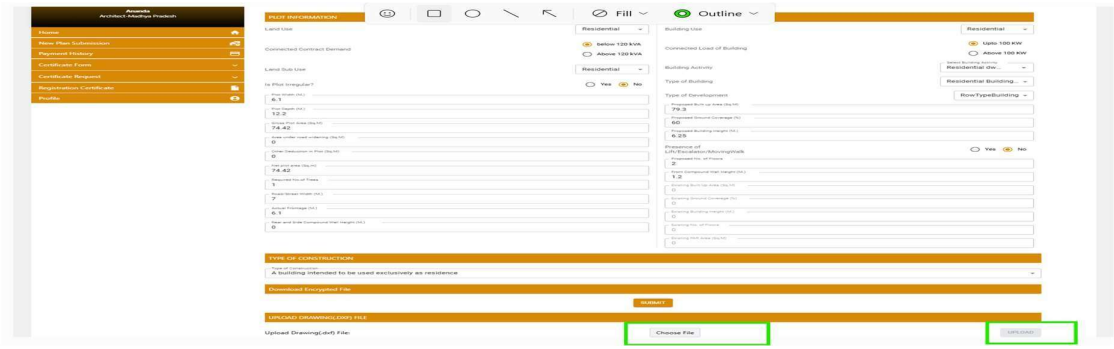


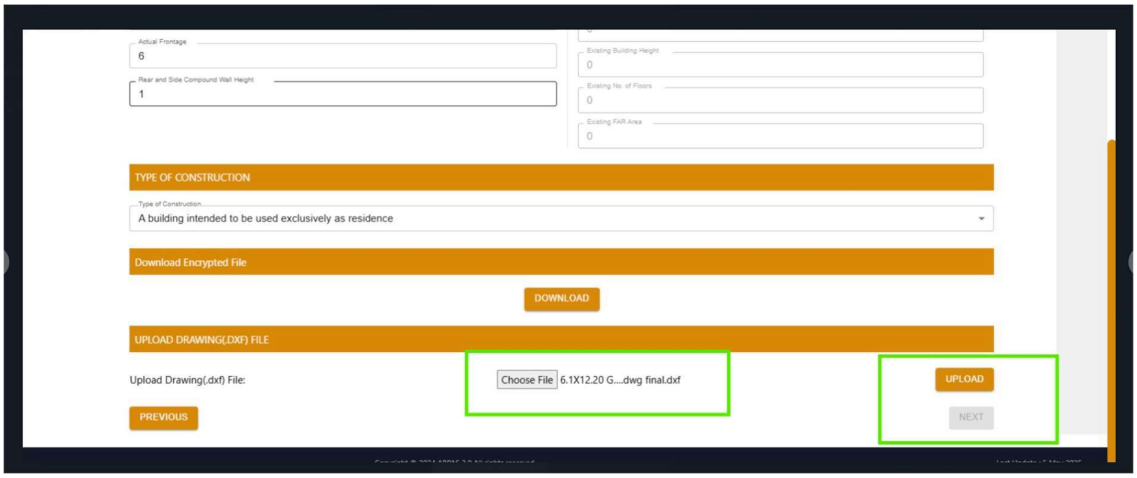


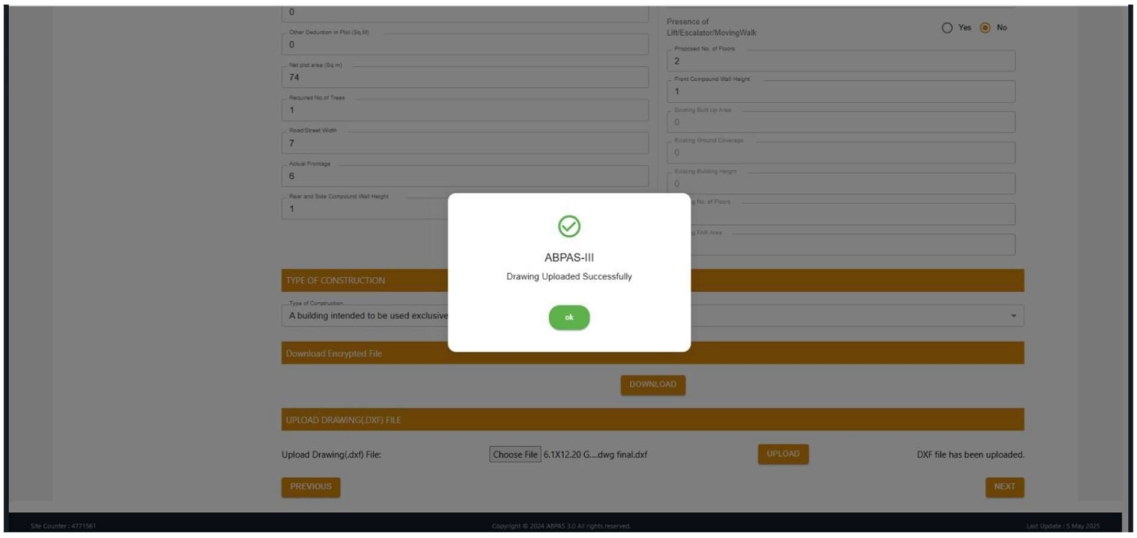
Step 11- Click on the Proceed button



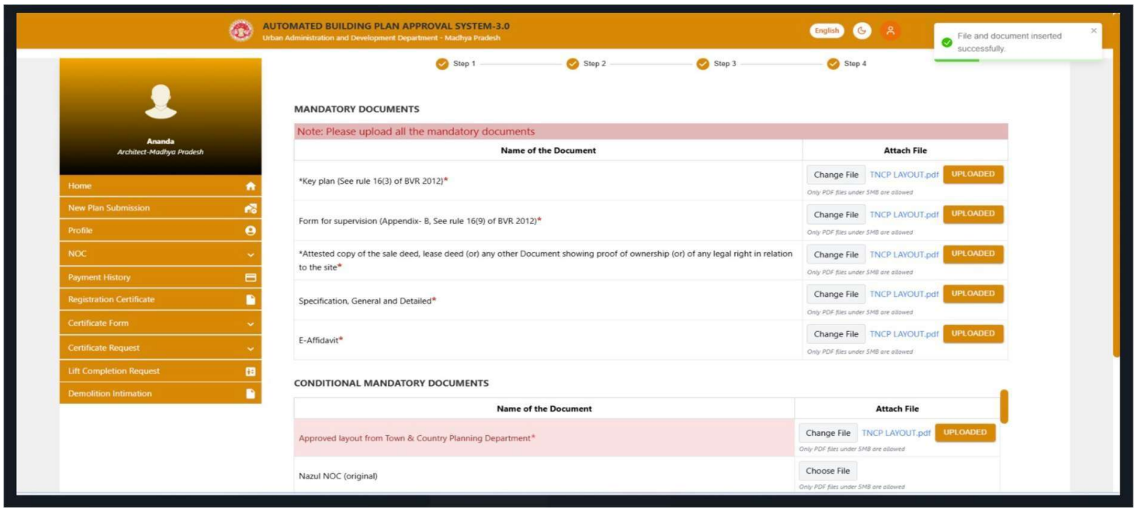
Step 12- Click on the choose file, Select the .dxf file and upload the drawing.

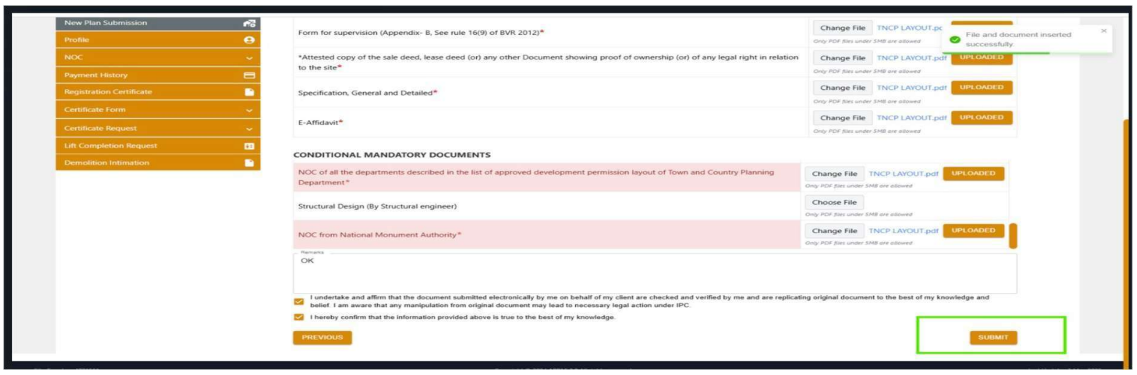




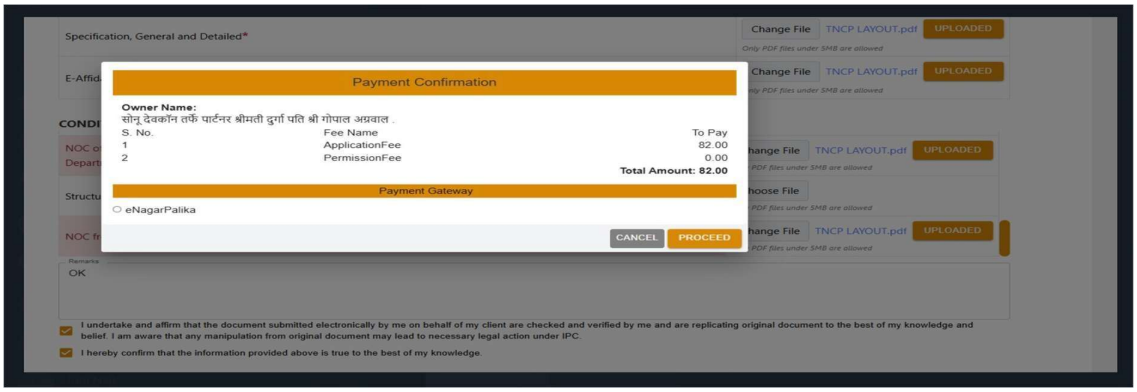


Step 13- Drawing Uploaded Successfully then Upload all the required documents.

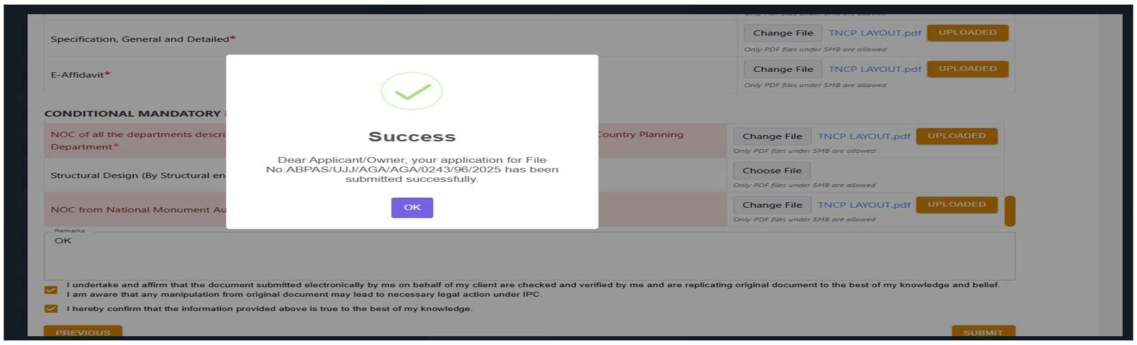


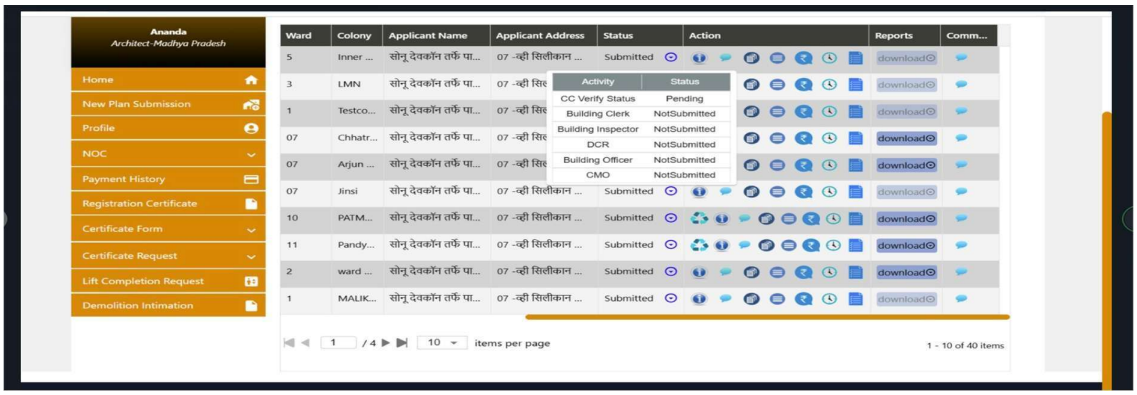


Step 14- After Uploading pay the fees and when successfully paid .



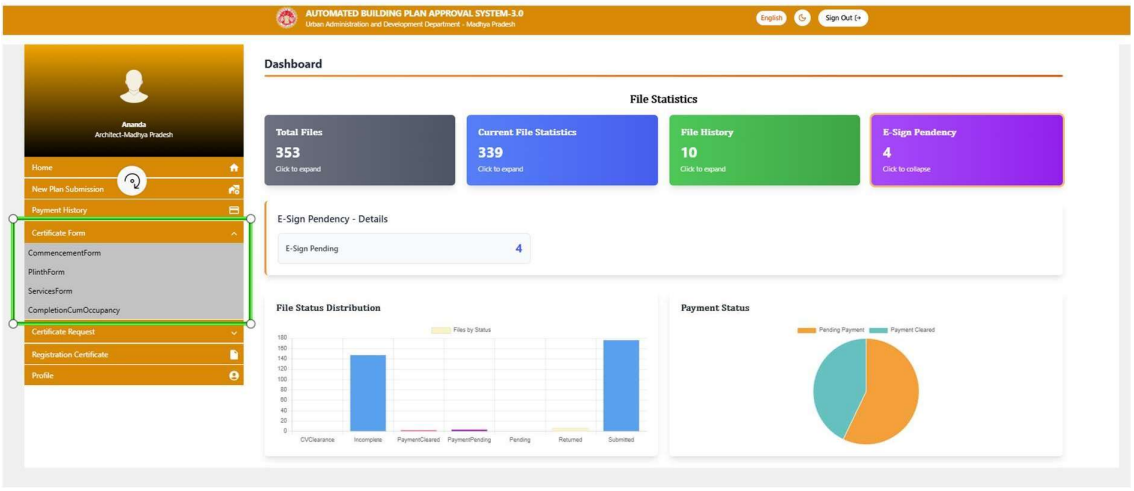
Step 15- Reference number will be generated and file will show the status Submitted.



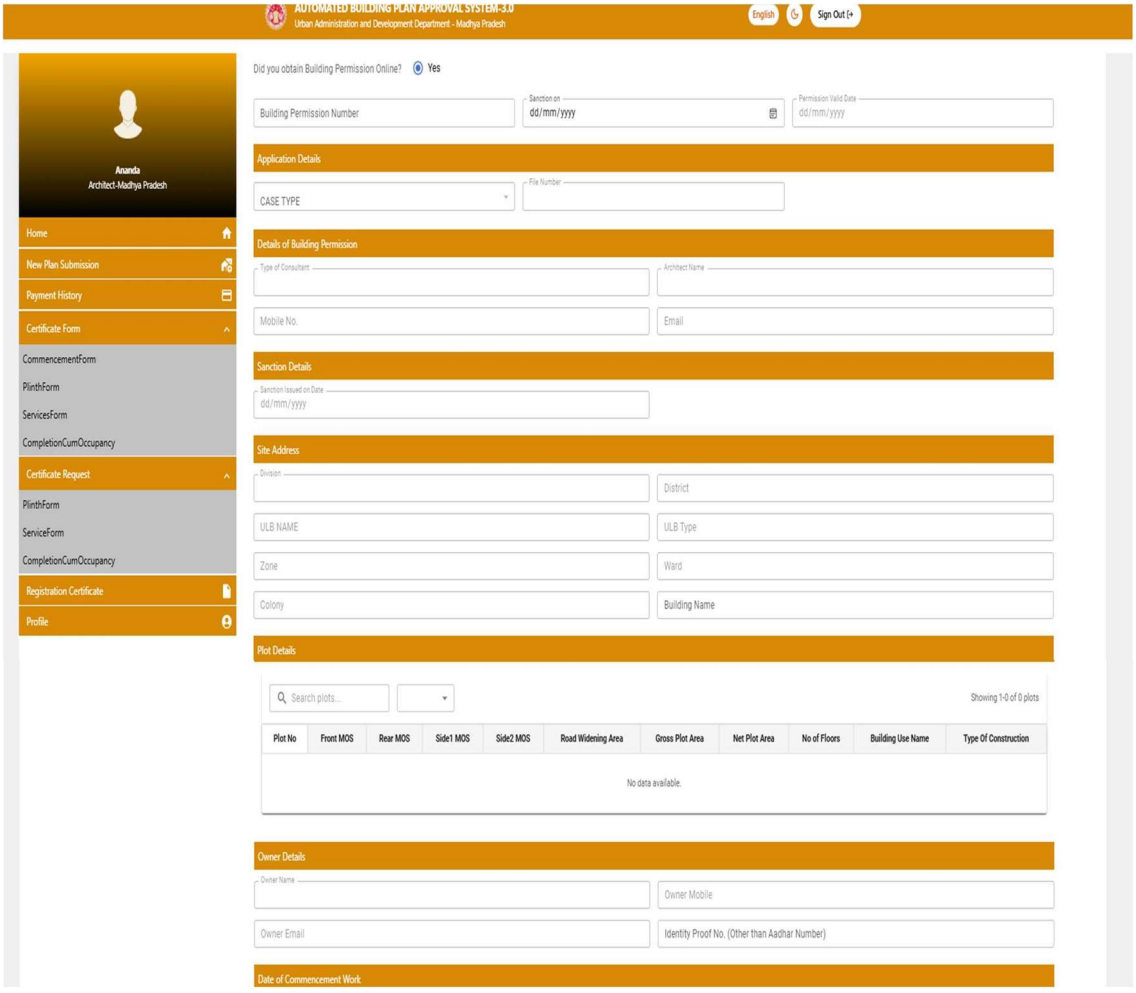


Chapter- 4 Certificate Form / Request

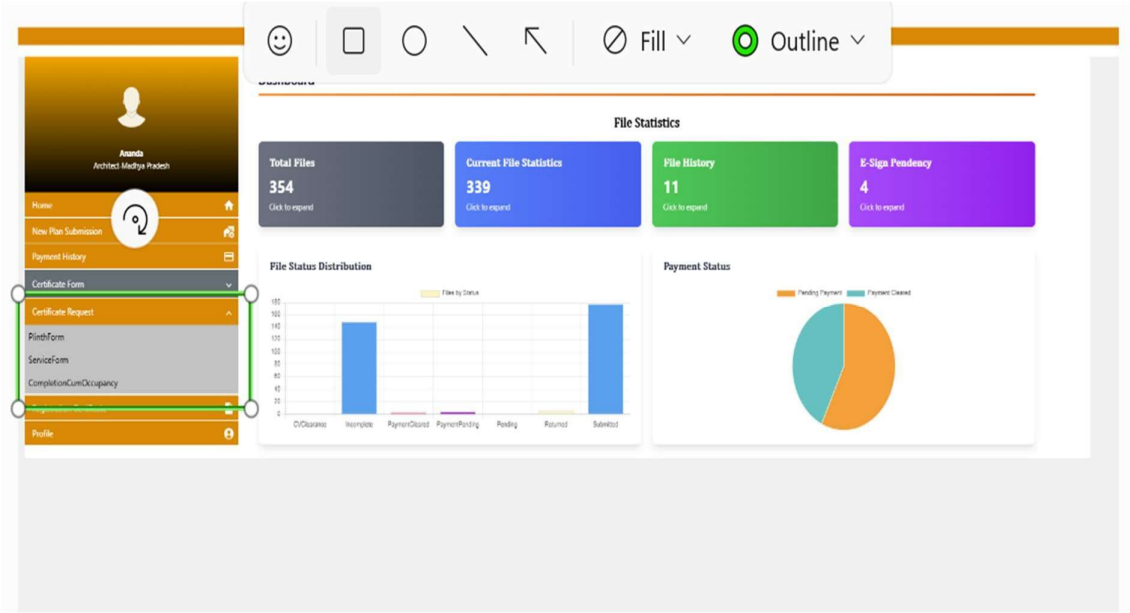
1. Commencement Form- For Starting of the Building construction
2. Plinth Level Form- For Plinth level work starts
3. Service Level Form – For Service level work starts ex. Water , electricity etc.
4. Completion / Occupancy Form- After Completion of the building construction for occupancy.



Certificate form sample below

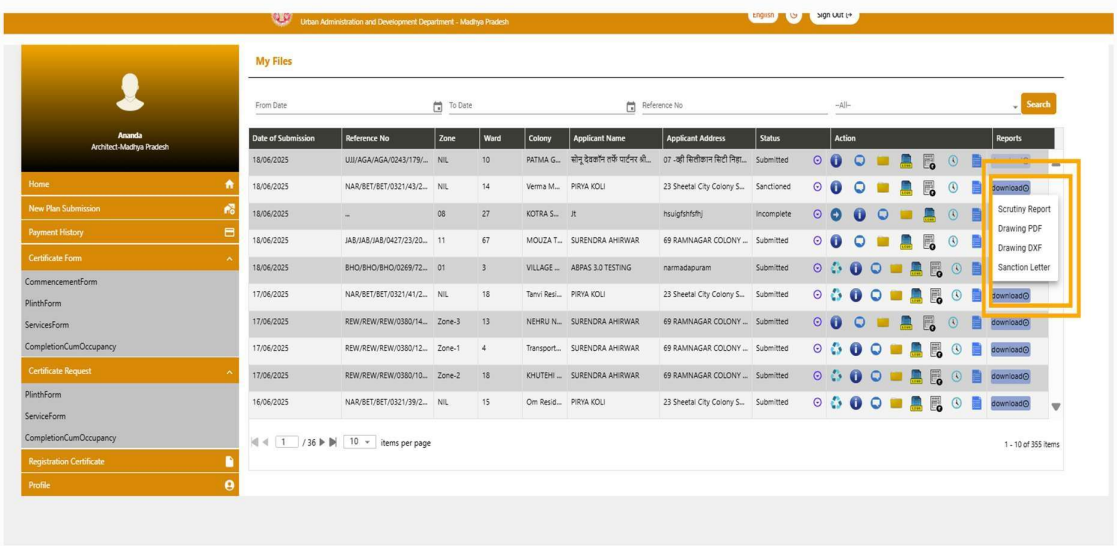


After submission of the filled forms Approved by the Chief municipal Officer. Certificate can be downloaded from the tab name certificate request. Mentioned in the image below.



Reports Download – Reports can be downloaded from consultant console by clicking in the file details at the end of the row named as Download. The below

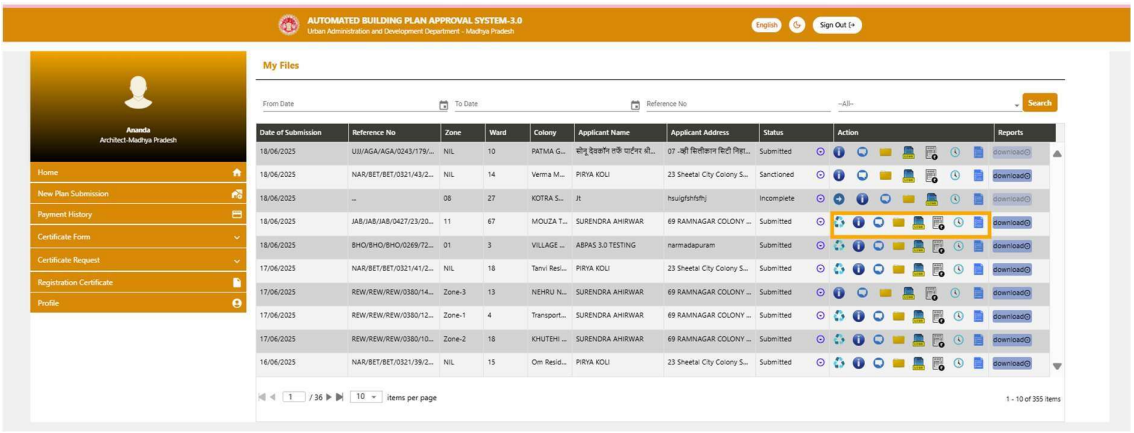
1. Scrutiny Report- This report shows compliant/non-compliant- the filled building plan data and drawing details.
2. Drawing PDF – pdf of the drawing
3. Drawing DXF – dxf Drawing file can be downloaded
4. Sanction Letter -Sanction Letter can be downloaded .

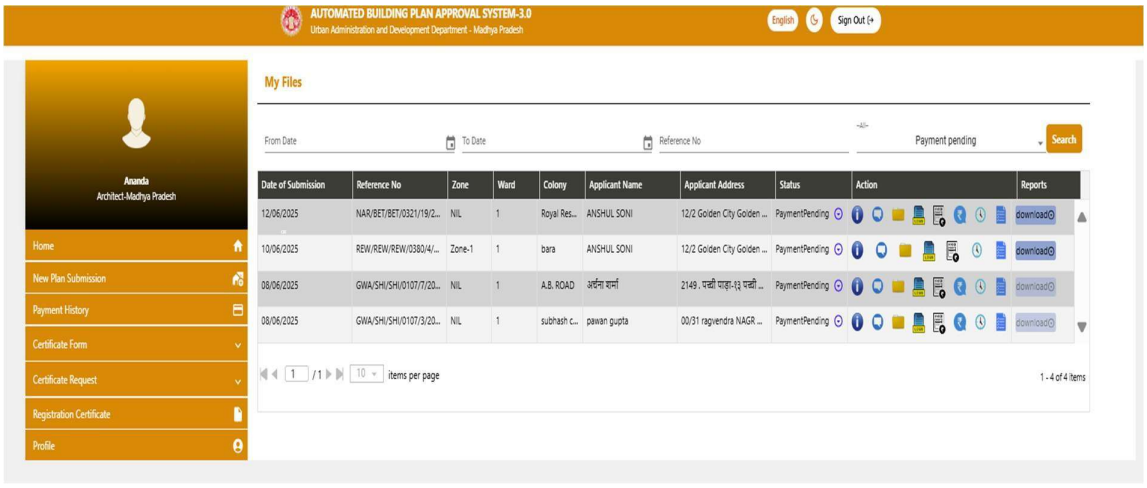


Action Tabs –

1. Preview 2. Comment 3. Documents 4. Log data. 5. Resubmit

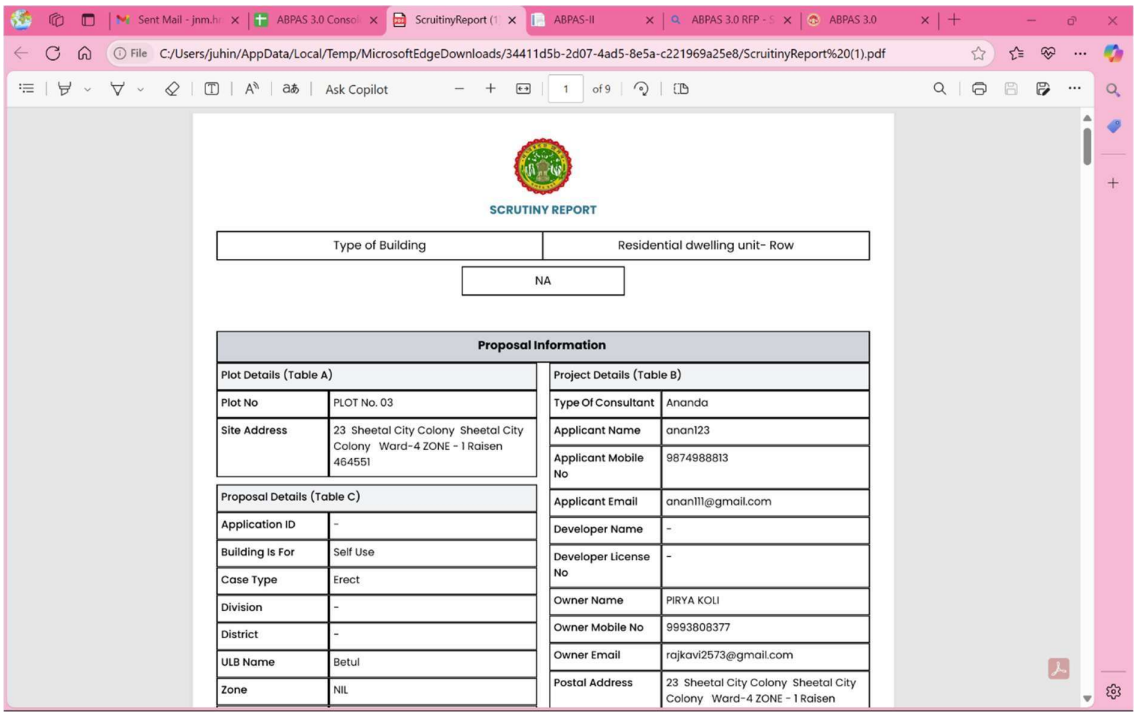
6. Payment Preview 7. Pay now. 8.Check List





REPORTS

Sample Report Scrutiny



SCRUTINY REPORT

Type of Building	Residential dwelling unit- Row

NA

Proposal Information

Plot Details (Table A)	
Plot No	PLOT No. 03
Site Address	23 Sheetal City Colony Sheetal City Colony Ward-4 ZONE - 1 Raisen 464551

Proposal Details (Table C)	
Application ID	-
Building Is For	Self Use
Case Type	Erect
Division	-
District	-
ULB Name	Betul
Zone	NIL

Project Details (Table B)	
Type Of Consultant	Ananda
Applicant Name	anan123
Applicant Mobile No	9874988813
Applicant Email	anan111@gmail.com
Developer Name	-
Developer License No	-
Owner Name	PIRYA KOLI
Owner Mobile No	9993808377
Owner Email	rajkavi2573@gmail.com
Postal Address	23 Sheetal City Colony Sheetal City Colony Ward-4 ZONE - 1 Raisen

Proposal Information

Plot Details (Table A)	
Plot No	PLOT No. 03
Site Address	23 Sheetal City Colony Sheetal City Colony Ward-4 ZONE - 1 Raisen 464551

Proposal Details (Table C)	
Application ID	-
Building Is For	Self Use
Case Type	Erect
Division	-
District	-
ULB Name	Betul
Zone	NIL
Ward	15
Colony Name	SATPAL AASHRAM
Is Plot Irregular	N
Land Use	Residential
Land Sub Use	Residential
Layout Approval	Approved Layout
Gross Plot Area	73.2
Net Plot Area	NA

Project Details (Table B)	
Type Of Consultant	Ananda
Applicant Name	anan123
Applicant Mobile No	9874988813
Applicant Email	anan111@gmail.com
Developer Name	-
Developer License No	-
Owner Name	PIRYA KOLI
Owner Mobile No	9993808377
Owner Email	rajkavi2573@gmail.com
Postal Address	23 Sheetal City Colony Sheetal City Colony Ward-4 ZONE - 1 Raisen 464551

Plot Abutting Details (Table D)	
Front	Road
Rear	Park
Side 1	Park
Side 2	Park

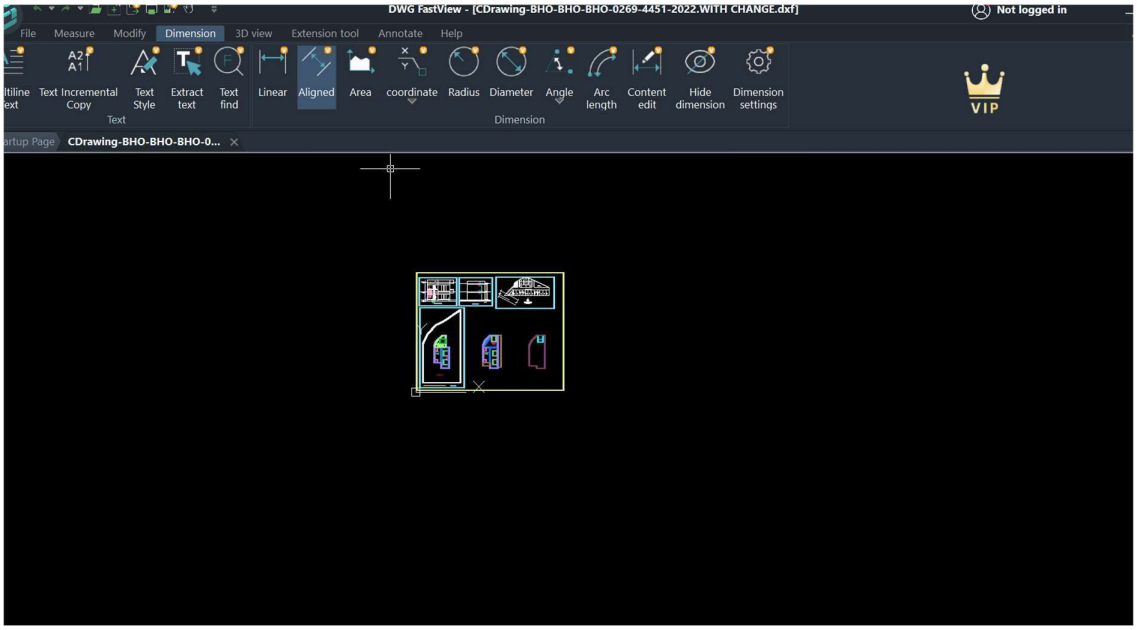
Coverage Allowable	Total Coverage Achieved	Result

Sample

DXF FILE



SAMPLE DRAWING FILE



SAMPLE BIN FILE



Sample File Sancton Letter

नगर पालिका Bhopal

क्रमांक: PMT/BHO/0269/00003/2025 दिनांक: 10 जून 2025

प्रति: Ms [illegible] oria

Address: [illegible] no.401, Faith Richmont Heights, Bawadiya Kalan, Bh[illegible]al

विषय: यह भवन निर्माण अनुज्ञा पत्र (मप्र म्यूनिसिपल एक्ट 1961 धारा 187) के अंतर्गत जारी

संदर्भ: BHO/BHO/BHO/0269/59/2025 की गयी है

आपके संदर्भित आवेदन के अनुक्रम में निम्न विवरण अनुसार भवन अनुज्ञा प्रमाण पत्र हेतु जावेदन प्रस्तुत किया गया था शपथ पत्र अनुसार स्वयं के उपयोग हेतु प्रकोष्ठ विक्रय प्रतिबंधित ।

1. जोन क्रमांक/वार्ड क्रमांक: 13 / 52
2. District क्रमांक: Bhopal
3. कॉलोनी का नाम: HILLY TRAILS VILLAS
4. CaseType: Erect

7. Plot Details

Plot No	Land Use	Building Use	Plot Width (M)	Plot Depth (M)	Gross Area (SQ.M)	Net Area (SQ.M)

8. FAR Table

PlotNo	Permis-sible FAR Factor	Con-sumed FAR	Special Cases FAR	Set Back Area	Existing Ground Cover-age	Total Builtup Area	Pro-posed Area	Existing Area	Non FAR Area	Pro-posed Ground Cover-age	Permis-sible Ground Cover-age

9. Building FAR Details

S.No	PlotNo	Build-ing	Resi-dential	Com-mer-cial	Indus-trial	Institu-tional	Educa-tional	Spe-cial FAR	Front MOS	Rear MOS	Side1 MOS	Side2 MOS

10. Floor FAR Details

S.No	PlotNo	Build-ing	Floor Name	Residen-tial	Com-mercial	Industri-al	Institu-tional	Educa-tional	Special FAR	FAR Area	NonFAR

11. Paid Fees Details

Memo No.	Amount	Receipt No.	Paid On	Mode
DMD/BHO/0269/00055/2025	48473	null	null	Online
DMD/BHO/0269/00055/2025	14971	null	null	Online

15. यदि किसी कानूनी आदेश के तहत संपत्ति को अवैध घोषित किया गया है तो उसका पालन करना होगा और संपत्ति का पृथक्करण करना होगा।

16. स्वस्थ पर्यावरण की दृष्टि से खुले क्षेत्र में हरियाली विकसित करते हुए जन सुविधाओं जैसे जलापूर्ति, विद्युत, ड्रेनेज आदि का विकास स्वविवेक से करना होगा।

17. मध्य प्रदेश भू-संपदा (विनियमन एवं विकास) अधिनियम 2016 एवं भू-संपदा पटियोजना पंजियन नियम 2017 के अंतर्गत पटियोजना का पंजियन कराना आवश्यक होगा।

18. यदि भू-संपदा पटियोजना के तहत है तो भू-संपदा पटियोजना पंजियन के पश्चात ही भवन अनुज्ञा पत्र की वैधता शुरू मानी जाएगी।

19. भू-संपदा पटियोजना पंजीकरण नियम एवं निर्देशों से पृथक होने पर पृथक से कार्यवाही की जाएगी।

20. भवन का निर्माण मध्यप्रदेश भू-विकास नियम 2012 के नियम 26, 88, 89 के अंतर्गत स्टेजिंग इंजीनियर की देखरेख में करना होगा।

21. शुल्क की गणना की आपत्ति की स्थिति में आपत्ति का निवारण आवेदनकर्ता को प्रस्तुत करना आवश्यक होगा।

22. निर्माण कार्य प्रारंभ करने से पूर्व ठेकेदार और मजदूरों के लिए श्रमिक कल्याण केंद्र का निर्माण करना अनिवार्य होगा।

23. मध्य प्रदेश भू-भूमि विकास नियम 2012 के नियम 31 (2) (ख) के अनुसार आवेदनकर्ता को भवन स्थल पर कार्य प्रारंभ करने के संबंध में अधिकारी को अनिवार्य रूप से ऑनलाइन सूचना प्रपत्र म-1 में देना होगा।

24. मध्य प्रदेश भू-भूमि विकास नियम 2012 के नियम 31 (2) (घ) के अनुसार आवेदनकर्ता को भूखंड स्तर पर निर्माण कार्य होने पर अधिकारी को अनिवार्य रूप से ऑनलाइन सूचना प्रपत्र म-2 में देना होगा।

25. मध्य प्रदेश भू-भूमि विकास नियम 2012 के नियम 101 के अनुसार आवेदनकर्ता को सभी शासकीय अनुज्ञप्तियों के पूर्ण हो जाने पर सेवाएं प्रमाण पत्र जारी किए जाने हेतु अधिकारी को ऑनलाइन आवेदन करना होगा।

26. मध्य प्रदेश भू-भूमि विकास नियम 2012 के नियम 31 (2) (च) एवं 31 (2) (छ) के अनुसार आवेदनकर्ता को कार्य पूर्णता और उपयोग के लिए अधिकारी को अनिवार्य रूप से ऑनलाइन सूचना प्रपत्र म-3 एवं म-4 में देना होगा।

27. भवन अनुज्ञा पत्र दिनांक से एक वर्ष के भीतर स्थल पर कार्य प्रारंभ करने हेतु नियम 31 (2) (ख) के अनुसार अधिकारी को ऑनलाइन सूचित कर कार्य प्रारंभ न किए जाने की स्थिति में यह अनुज्ञा स्वतः निरस्त मानी जाएगी।

28. मध्य प्रदेश भू-भूमि विकास नियम 2012 के नियम 101 के अनुसार आवेदनकर्ता को सभी शासकीय अनुज्ञप्तियों के पूर्ण हो जाने पर सेवाएं प्रमाण पत्र जारी किए जाने हेतु अधिकारी को ऑनलाइन आवेदन करना होगा।

मुख्य नगर पालिका अधिकारी Bhopal

Digitally Signed.
Name: Cp Anoop Goyal
Date: 2025-06-10T16:34:29

CHAPTER 8 - Frequently Asked Questions

Citizen FAQ

1. What will be Building permission fees for my plot area?

Ans: Please see the BVN page rule no 21(3) for fees details

21. Fees.-

(1) Every application referred to in rule 14 shall be accompanied by application fees as prescribed under sub rule (2) and an attested copy of receipt of such payment shall be attached with the application. An application received without such receipt shall not be deemed valid and hence rejected.

(2) Application Fee: Application shall be accompanied by the fees which shall be as under:-

(i) for the Development permission Rs 5000 per hectare or part thereof;

(ii) for the Building Permission Rs 1.00 per Square meter of the proposed built-up area;

(iii) application fee shall not be refunded in any case.

(3) Permission fee: The applicant shall pay the following permission fee before the permission is issued,-

(a) In case of application under sub-section (1) of section 29 of the Act (excluding application under sub-section (3) of section 29), the permission fee for development of any land shall be as under:-

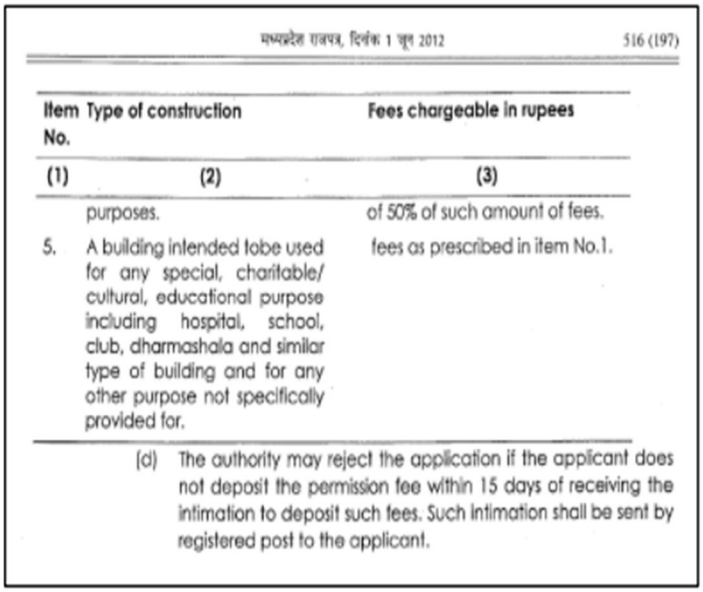
Item	For development in following land use zones	Where population of the planning area is		
		More than 10 lakhs	5 to 10 lakhs	Less than 5 lakhs
(1)	(2)	(3)	(4)	(5)
Permission fee payable (Rs/ Hectare)	Residential or Public and, semi Public or Industrial or Transportation	75,000	50,000	25,000
	Commercial	1,50,000	1,25,000	1,00,000
	recreational or agriculture or other	30,000	20,000	10,000

Item No.	Type of construction	Built up area Sq m.	To Sq m.	Fees Chargeable in Rs.
(1)	(2)	(3)	(4)	(5)
1.	A building intended to be used exclusively as residence	0	75	750
		76	125	1,250
		126	200	2,000
		201	300	3,000
		301	400	4,000
		401	600	6,000
		601	750	7,500
		751	1,000	10,000
		1,001	1,250	12,500
		1251	1500	15,000
		1501	2000	20,000
		2001	2500	25,000
		above 2500		50,000
2.	A building intended to be used as shops, storehouse, factory or carrying on trade or business or any other commercial or industrial purpose.	Fees as prescribed in item No.1 together with additional charge of 50% of such amount of fees,		
3.	A building intended to be used as administrative block in a factory	Fees as prescribed in item No.1		
4.	A building intended to be used for shops cum residence purpose.	Fees as prescribed in item No.1 together with an additional charge of 50% of such amount of fees.		
5.	A building intended to be used as Cinema Theatres.	upto 800 seating capacity Rs.15,000.00 above 800 seating capacity Rs.25,000.00		
6.	A building intended to be used for any Social Charitable, culture, Educational purposes, Dharmshala and similar types of building and for any other purpose not specifically provided for.	Same as in item no 1		

Item No.	Type of construction	Built up area Sq m.	To Sq m.	Fees Chargeable in Rs.
(1)	(2)	(3)	(4)	(5)
7.	Addition or alteration in built up area or external addition or alteration which does not add to the built up area such as courtyard, compound wall, alteration in elevation or roofing such as tiles to A.C. Sheet of flat surface, additional opening or closing not covered by provisio to sub-rule (1) of rule 12.			Rs. 500.00
8.	In case of addition or alteration in the proposed plan	Up to 10%		Rs. 500.00
		above 10%		Fresh application according to the rule shall be necessary
9.	Revalidation of the building permission	10% of the amount of permission fees charged originally in respect of the concerned building		

(c) In case of building permission of high rise buildings :-

Item No.	Type of construction	Fees chargeable in rupees
(1)	(2)	(3)
1.	A building intended to be used exclusively for residence.	Rs. 10.00 per square meter of the built up area.
2.	A building intended to be used as shops, storehouse, factory or for carrying on trade or business or any other commercial or industrial purpose.	Fees as prescribed in item No.1 with additional charges of 100% of amount of fees.
3.	A building intended to be used as administrative block in a factory.	Fees as prescribed in item No.1
4	A building intended to be used for shop-cum-residence	Fees as prescribed in item No.1 together with additional charges



मध्यप्रदेश राजपत्र, दिनांक 1 जून 2012 516 (197)

Item No.	Type of construction	Fees chargeable in rupees
(1)	(2)	(3)
	purposes.	of 50% of such amount of fees.
5.	A building intended tobe used for any special, charitable/ cultural, educational purpose including hospital, school, club, dharmashala and similar type of building and for any other purpose not specifically provided for.	fees as prescribed in item No.1.

(d) The authority may reject the application if the applicant does not deposit the permission fee within 15 days of receiving the intimation to deposit such fees. Such intimation shall be sent by registered post to the applicant.

2. Building permission valid period in sanction letter?

Ans : Building permission is valid for 3 years

3. My Building permission is expired, what can I do now?

Ans Please apply for extension in building permission by abpas portal under revalidation case category.

4. I forgot my user id and password ?

Ans : Please write to abpas helpdesk abpashelpdesk@aksharags.com with Name ,location and Mobile Number .

Consultant FAQ

1. What are the documents required to register as consultants on ABPAS portal?

Ans: Documents for qualification proof (Any one among below mentions documents)

— Degree

— COA Registration

— Diploma Certificate

— MarkSheet

Document for ID proof (Any one among below mentions documents)

— Aadhar Card

— Voter ID Card

2. My account is blocked?

Ans: You can login after 20 mins, account will be activated.

3. Water harvesting charge is already paid in ground floor plan.

Ans: If previous permission given by ABPAS-2 and Water Harvesting Fee was paid, then automatically fee will be exempted.

In case of permission taken offline or by ABPAS-I, write us by official's letter in letter head and official mail requesting to remove water harvesting fees of first floor

4. What is procedure of Consultant license renewal process?

Ans: Please apply from ABPAS portal license renewal link.

http://164.100.196.30/

5. What are different consultant categories with qualification?

Ans: Please see the BVN rule number 26

26. Licensing of Engineer, etc:- (1) The Authority may issue licenses in form given in Appendix-C to the Structural Engineers, Engineers, Supervisors and Town Planner, who possess the minimum qualifications as laid down in sub-rule (2).

(2) The minimum Qualification prescribed for the issue of license to an Engineer etc. is given in column (2) :-

Designation (1)	Minimum Qualification (2)
1. Architect	An architect, who is duly registered with the council of Architect under the Architects Act, 1972. Such Architect shall not require any separate license from Director / Development Authority / Local Authorities.

Designation (1)	Minimum Qualification (2)
2. Structural Engineer.	Graduate in Civil Engineering of recognized Indian or Foreign University and Chartered Engineer or Associate Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution with three years experience in Structural Engineering practice with designing and field work: Provided that the three years experience shall be relaxed to,- (a) two years in case of post-graduate degree of recognized Indian or Foreign University with branch of Structural Engineering; (b) one year in case of Doctorate in Structural Engineering.
3. Engineer.	The Corporate Membership (Civil) of the Institution of Engineers (India) or such Degree or Diploma in Civil, Municipal or Structural Engineering which makes him eligible for such membership.
4. Supervisor	(a) three years Architectural Assistantship or Intermediate in Architecture or Diploma in Civil Engineering with two years experience; or, (b) draftsman in Civil Engineering from Industrial Training Institute with five years of experience under an Architect or an Engineer .
5. Town Planner	Graduate in Architecture or Civil engineering or physical planning with post graduation in Town Planning or Urban Planning or Regional Planning or Housing Planning or Transport Planning or Urban Design or Landscaping Architecture.

6. Maximum days to provide the building permission.

Ans :30 days

7. What is M.O.S?

Ans MOS is Minimum open space/Marginal open spaces

8. What MOS should be left in drawing?

Ans :There will be different M.O.S for diverse building use ,Please see the BVN rule

no's 41 to 56

6. Residential Buildings.- Open Spaces.

Exterior open spaces for buildings having height up to 12.5 meters.

(1) Front open spaces.

(a) Every Residential Building having height up to 12.5 meters, facing street shall have a front open space mentioned below and such open space shall form an integral part of the site:-

S. No.	Width of street facing the plot	Front open space Min.
(1)	(2)	(3)
1.	up to 9.0 meters	3.0 meters
2.	More than 9.0 meters and up to 12 meters	3.6 meters
3.	More than 12.0 meters and up to 18 meters	4.5 meters
4.	Above18 meters.	6.0 meters

(b) In existing developed areas with streets less than 6.0 meters in width, the distances of the building (building line) shall be at 6.0 meters from the center line of the street.

(2) Rear Open Space.

(a) Every Residential Building, having height up to 12.5 meters, shall have a Rear Open Space, as below :-

Sr. No.	Plot area in Square meters	Minimum Rear Open space in meters
(1)	(2)	(4)
1.	Up to 40.00	Nil
2.	Above 40.00 and Up to 150.00	1.50
3.	Above 150 and up to 225.00	2.50
4.	Above 225.00	3.00

(b) Rear open space to extend upto the rear wall. The rear open space shall be co-extensive with the entire face of the rear wall. If a building abuts on two or more streets, such rear open space shall be provided through-out the entire face of the rear

(b) Rear open space to extend upto the rear wall. The rear open space shall be co-extensive with the entire face of the rear wall. If a building abuts on two or more streets, such rear open space shall be provided through-out the entire face of the rear wall. Such rear wall shall be the wall on the opposite side of the face of the building unless the Authority otherwise directs.

(3) Side open space.

Every semi-detached and detached building shall have a permanently open airspace on sides, forming integral part of the site as below :-

(i) For detached buildings there shall be minimum side open spaces of 3 meters on both the sides :

Provided that for detached residential building up to 7 meters in height on plots with a frontage less than 12 meters, one of the sides open space may be reduced to 1.5 meters.

(ii) For semi- detached building there shall be a minimum side open space of 3.0 meters on one side. For Semi-detached building up to 10 meters in height on plots with a frontage up to 10 meters, the side open space may be reduced to 2.5 meters.

(iii) For row-type buildings, no side open space is required.

TABLE No. 4

[See rule 42(1)]

DEVELOPMENT NORMS FOR PLOTS / LANDS ON WHICH BUILDING(S) WITH HEIGHT ABOVE 12.5 M AND UPTO 30 M IS PROPOSED :

S. No.	Road Width in meters	Minimum plot / land (area in Sq.m.)	Frontage in meters	FAR	Ground Coverage percentage	Building Height in meters	Front M.O.S in meters	Sides / re in MOS in meter
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1.	12.0m and above	1000 sq.m	18 m	1:1.50	30	Up to 18 meter	7.5	6.0

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
2.	18m & above	1500 sqm	21 m	1:1.75	30	Up to 24	9.0	6.0
3.	24m and above	2000	30m	1:2.0	30	Up to 30 meter	12.00 m	7.5m

Note: Where the use premises is commercial, the ground coverage mentioned in column 6 above shall be read as 40.

(2) For High Rise Buildings as defined in rule 2(38). For high rise building Planning Norms shall be as given in Table No 5.

TABLE No. 5

[See rule 42 (2)above]

DEVELOPMENT NORMS FOR PLOTS / LANDS ON WHICH HIGH RISE BUILDING(S) IS PROPOSED

S. No.	Road width	Min. plot/land size (area in Sq. M.)	Frontage in meters	FAR	Ground Coverage percentage	Building Height in meters	M.O.S front side in meters	MOS sides / rear
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1.	30m and above	2500	30 m	1:2.25	30	Up to 45 meters	15.00 m	7.5 m
2.	36m and above	3000	40 m	1:2.50	30	Up to 60 meters	18.00 m	9.0 m
3.	45 m and above	3500	45 m	1:2.75	30	Up to 75 meters	21.m	9 m
4.	60 m and above	4000	50 m	1:3.0	30	Up to 90 meters	24.00	10 m
5.	75 m and above	4500	60 m	1:3.0	30	above 90 meters	30.00	12m

Norm for Industrial Plots

Sr. No	Minimum Plot Area	Max. Ground Coverage in %	Minimum MOS in meters			Max. Floor Area Ratio (FAR)
			Front	Side/ Side	Rear	
1	2	3	4	5	6	7
1	Upto 0.045 Hect.	60	3.20	2.10 / 2.10	2.10	1.25
2	More than 0.045 Hect. and upto 0.10 Hect.	60	4.50	3.00 / 3.00	3.00	1.25
3	More than 0.10 Hect. and upto 0.20 Hect.	60	7.50	3.75 / 3.75	4.50	1.00
4	More than 0.20 Hect. and upto 0.50 Hect	60	9.00	4.50 / 4.50	4.50	1.00
5	More than 0.50 Hect. and upto 0.75 Hect	60	12.0	6.00 / 6.00	6.00	1.00
6	More than 0.75 Hect. and upto 1.00 Hect	60	15	7.50 / 7.50	7.50	1.00
7	More than 1.00 Hect. and upto 1.25 Hect	60	18	9.00 / 9.00	9.00	1.00

8	More than 1.25 Hect. and upto 2.00 Hect	60	21	10.50 / 10.50	10.50	1.00
9	More than 2.00 Hect.	60	24	12.00 / 12.00	12.00	1.00
	For Flatted Industries					
10	Minimum Plot Area 1500 Sq.m (0.15 Hect.)	50	12	7.50 / 7.50	7.5	1.50 /

Note :-

1. MOS mentioned in column No. 4, 5 and 6 are minimum. In case of industrial building of more than one floor , Front MOS shall be equal to half of the proposed height of building, similarly side MOS shall be equal to one third of the proposed height of building.
2. The State Government may relax above norms on the recommendation of the Industries Department after considering the merits of case.
3. Hazardous Industries / Polluting Industries or Industries which require sanction under Factory Act , clearances shall have to obtained under Industrial Health and Safety and/ or under Environment Protection Act as the case may be .

(ii) Cinema Halls with one screen; The norms shall be as under:-

1. Minimum area of the plot	- 2000 Square meter or 4 Sq. mt per seat whichever is more.
2. Ground coverage.	- 33 per cent. of the total plot area. (on ground)
3. Floor Area Ratio	- 1.25
4. Minimum Open Spaces	- Front –Minimum 15 Mts.
	Both sides – 6 Mts.
	Rear – 6 Mts.
5. Minimum width of road on which Cinema Plot should abut	18 mtrs

Development Norms for Marriage Garden shall be as below :-

S. No.	Components	Planning area having population 2.0 to5.0 lacs	Planning area having population above 5.0 lacs
(1)	(2)	(3)	(4)
1.	Minimum Plot / Land area	4000 Square meters	10000 Square meters

(1)	(2)	(3)	(4)
2.	Minimum Road width in front	12 meters	18 meters
3.	Minimum frontage	25 meters	40 meters
4.	Maximum FAR	0.10	0.10
5.	Maximum Ground Coverage	10 per cent.	10 per cent.
6.	Minimum Parking Area in the front	30 per cent. of plot / land area	40 per cent. of plot / land area
7.	M.O.S.: Front	6.0 meters after parking space	6.0 meters after Parking space
	Sides and Rear	4.5 meters	6.0 meters
8.	Permissibility in land use	Residential/ Commercial / Agriculture/PSP	Residential/ Commercial / Agriculture

9. How to get the format of the documents which is attached with the form.
Ans: Please download from the Download folder of the portal under APENDIX Documents.

Officials FAQ

1. Removing history of Digital signature if any officials is getting transferred
Ans : Please write to Nodal Officer of Building Permission, Directorate UADD Bhopal
2. Resetting of password if any officials is getting transferred
Ans : Please write to Nodal Officer of Building Permission, Directorate UADD Bhopal
3. Building permission fees is going to some other ULB account.
Ans : Please write to Nodal Officer of Building Permission, Directorate UADD Bhopal and confirm the account number