UTTAR PRADESH TO LAUNCH NEW BUILDING PLAN APPROVAL SYSTEM

Uttar Pradesh To Launch New Building Plan Approval System

Uttar Pradesh will soon launch a new system, FASTPAS (Fast and Simplified Trust-Based Plan Approval System), through which approvals for maps and layouts of buildings and municipalities will be granted.

The need for a new system was felt as the existing platform does not cover the new tools and concepts that the state has introduced to promote urbanization. Through FASTPAS, applicants could purchase additional FAR (floor area ratio), facilitate land use change, and take advantage of compensatory FAR, among other options.

Another key reason for making the change was the fact that the existing online building plan approval system (OBPAS), introduced in 2019, was developed on the PPP model by a private IT

company involved by the housing department. However, the department did not possess the data in its entirety.

As per Housing commissioner and secretary of the department Ranvir Prasad the source code along with the DLL (dynamic link library) will be taken from the company and the data collected will remain the sole property of the department. Additionally, FASTPAS would act as a single window system integrated with internal and external agencies for obtaining no-objection certificates and clearances. Similarly, the GIS master plan, the zonal plan, the logistics plan, the transit-oriented zone, the mobility plan, the property title, the land use, among other elements, would also be integrated. The new system will be simple and will help double the number of plan approvals.

Instead of having the standard workflow for residential, commercial, office, industrial, institutional and other properties, a single scrutiny system would be developed to examine drawings from different segments.