

Instruction for Applying Building Plan approval through ABPAS 3.0

ABPAS 3.0 is a digital platform that enables citizens, architects, and developers to apply for building plan approval online, get automatic scrutiny of building drawings as per rules and obtain digitally signed building permissions.

Who can apply: Architect, Structural Engineer, Engineer, Supervisor or Group & Agency.

Link to Register: <https://abpas3.in/signup/consultant>

List of empaneled Architect, Structural Engineer, Engineer, Supervisor or Group & Agency: <https://abpas3.in/consultant>

Services provided through ABPAS 3.0:-

- Building Plan Approval
- Building plan approval inside MPIDC/MSME Notified Areas
- Completion cum Occupancy
- Colony Development Permission
- Completion of Development (for the colony development).
- Permission, Deemed Approval (For Plot Area Up to 186 SQM) Residential Cases
- Authorized Approval (For Plot Area Up to 300 sqm). cases approval by Architect/Structural Engineer

Timeline: <https://abpas3.in/SLADetails>

User manual: <https://abpas3.in/download>

Mandatory Documents:

S.N	Document
1	Form for supervision (Appendix- B, See rule 16(9) of BVR 2012)
2	Self-attested copy of the sale deed, lease deed (or) any other Document showing proof of ownership (or) of any legal right in the relation to the site.
3	Key plan {See rule 16(3) of BVR 2012}
4	Specification, General & Detailed
5	Consolidated e-Affidavit

Conditional Documents:

S. N.	Conditional Documents	These documents will be required if-
1	Approved Layout plan from competent authority	If layout type is 'Approved layout' or 'Colony regularized by ULB (previously illegal colonies)'
2	Earthquake proof certificate (By Architect)	If plot is in any of the 15 earthquake prone districts, see rule 88 of BVN
3	Structure Design certificate (For High rise)	If building which consists of more than 10 stories or which has a height of more than 30 meters
4	NOC from Airport Authority	If the plot is affected by the airport authority Act according to the information given by the applicant in user input form
5	NOC of EIA/STP from MP pollution control board	If Building or Construction projects with built-up area 20,000 sq. m and <50,000 sq. m and industrial sheds, educational institutions, hospitals and hostels for educational institutions from built-up area 20,000 sqm to <1,50,000 sq. m
6	NOC from High rise Committee	If building which consists of more than 10 stories or which has a height of more than 30 meters
7	NOC from all the concerned departments described in the list of approved development permission layout of T&CP department	If the plot is affected by the Cooperative act/ pattavriti act/ Archeological act/ Any other relevant act according to the information given by the applicant in user input form. Apart from this, the applicant can upload NOC's described in T&CP layout and the clerk may also ask for additional required documents if any
8	Letter of authorization (From owner to consultant)	This document will not be required only if applicants apply through citizen login
9	Fire NOC	In case of the High Rise
10	Archaeological NOC	This document will be required in case of the plot in NMA area
11	Nazul NOC	This document will be required in case of the plot in Nazul area