User Manual for Applicant and Architect

for

Online Building Plan Approval System (OBPAS)

of

Urban Local Bodies (Municipalities)

DIRECTORATE OF URBAN LOCAL BODIES HARYANA

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1. Introduction

The OBPAS system has been adopted by Directorate of Urban Local Bodies (DULB) to ensure ease of online automated building plan scrutiny and approval system. This manual outlines the process that applicants must follow for building approval.

2. Process of Software

Applicants, architects, and officers utilise the Online Automated Building Plan Scrutiny and Approval System.

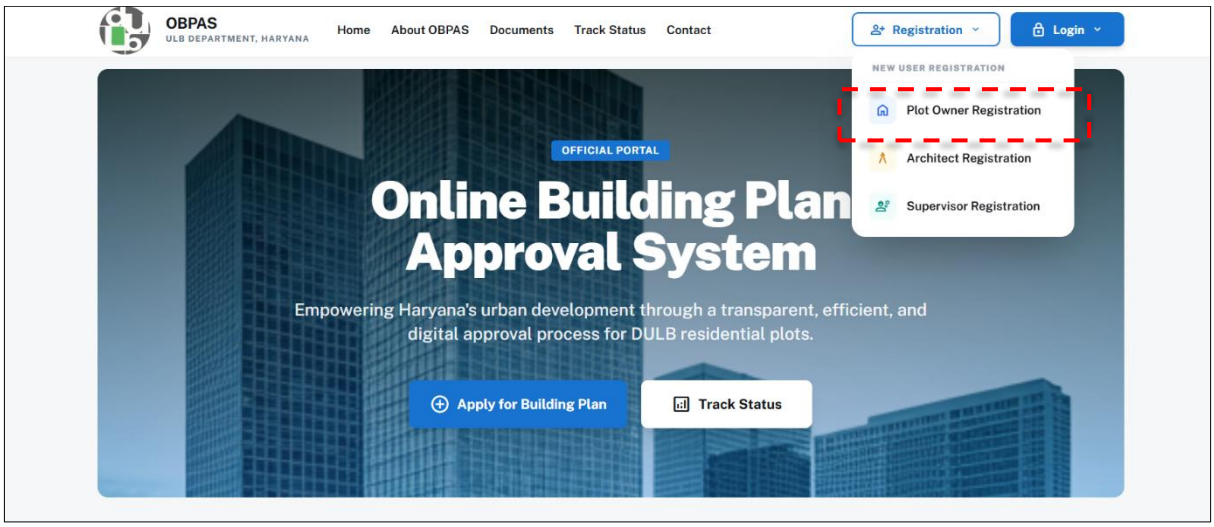
1. The system is designed for Applicants to select architects from the list of empanelled architects, and further, for architects to register and submit the drawing for scrutiny and check the status of the drawing online.
2. The software will facilitate communication between Architects and Applicants via email, and Applicants can also view the status of their files online.
3. The Architects can also get their scrutiny report online using their login credentials. The OBPAS will scrutinise the submitted drawing by comparing it with the Haryana Building Code 2017 and its amendments and generate reports.

2.1. Plot owner/Applicant Registration and Login

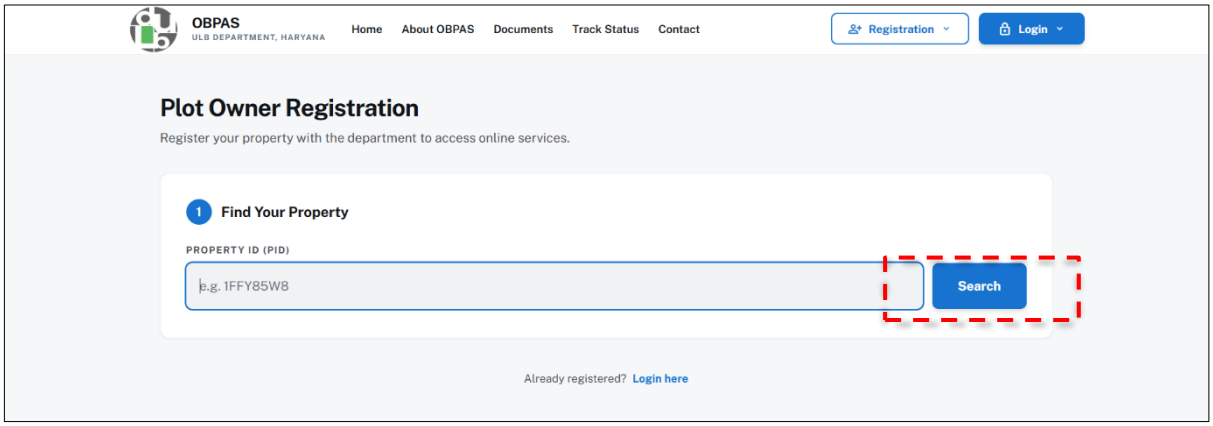
The plot owner applicant can avail of this service through the Applicant Corner. When an applicant registers and logs in using their ULB Property ID (PID) credentials, the portal pulls key property metadata directly from PID. This eliminates manual data entry and reduces the risk of applicants providing incorrect or inconsistent information. Mandatory fields that cannot be auto-fetched are highlighted for the applicant to complete; validations prevent submission if critical information is missing. The applicant can thereafter choose an architect from the list of empanelled architects and submit a request to that architect.

Applicants' application process is as under:

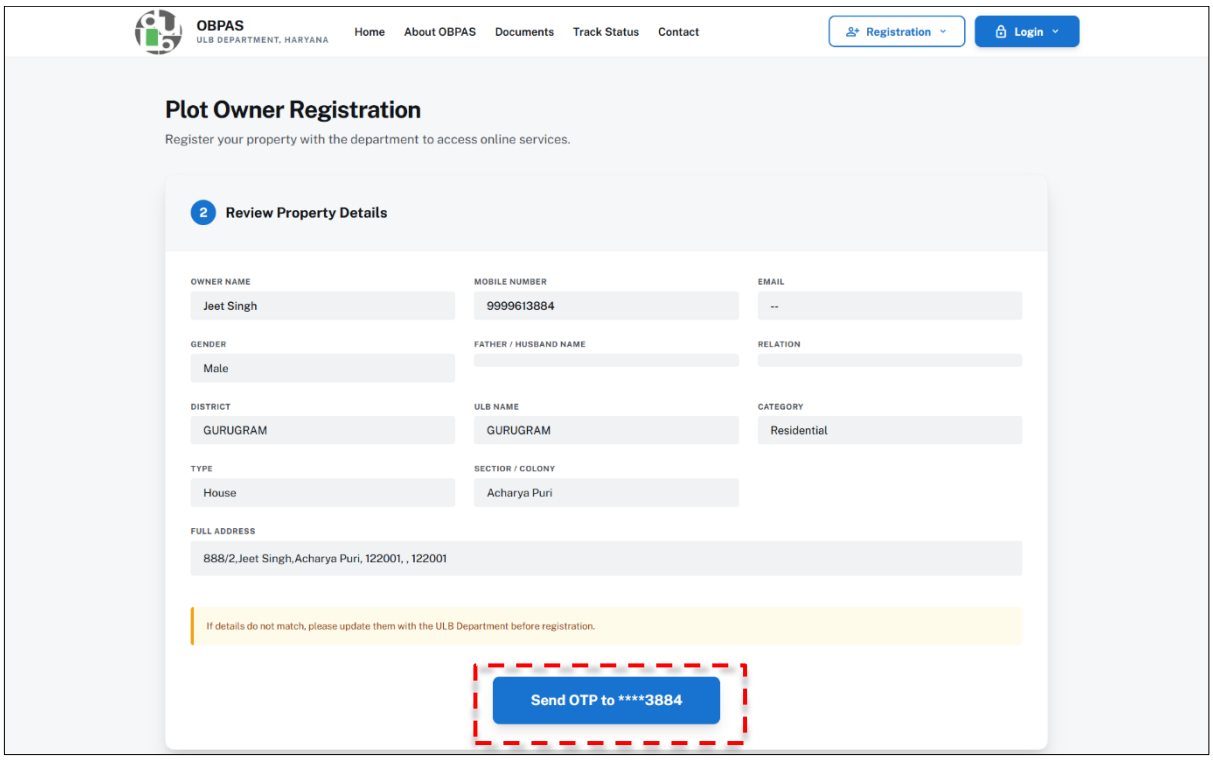
Step 1: The plot owner must register on the OBPAS portal (https://obpas.ulbharyana.gov.in/) through the Registration Tab using their Property ID (PID).



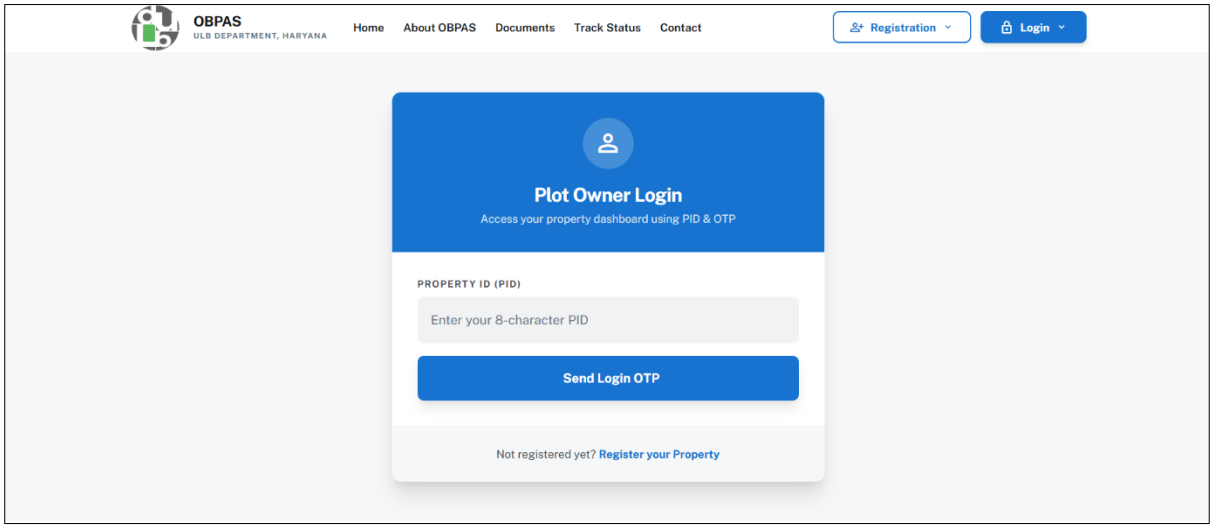
Step 2: Land owner shall enter their property ID and click on search.



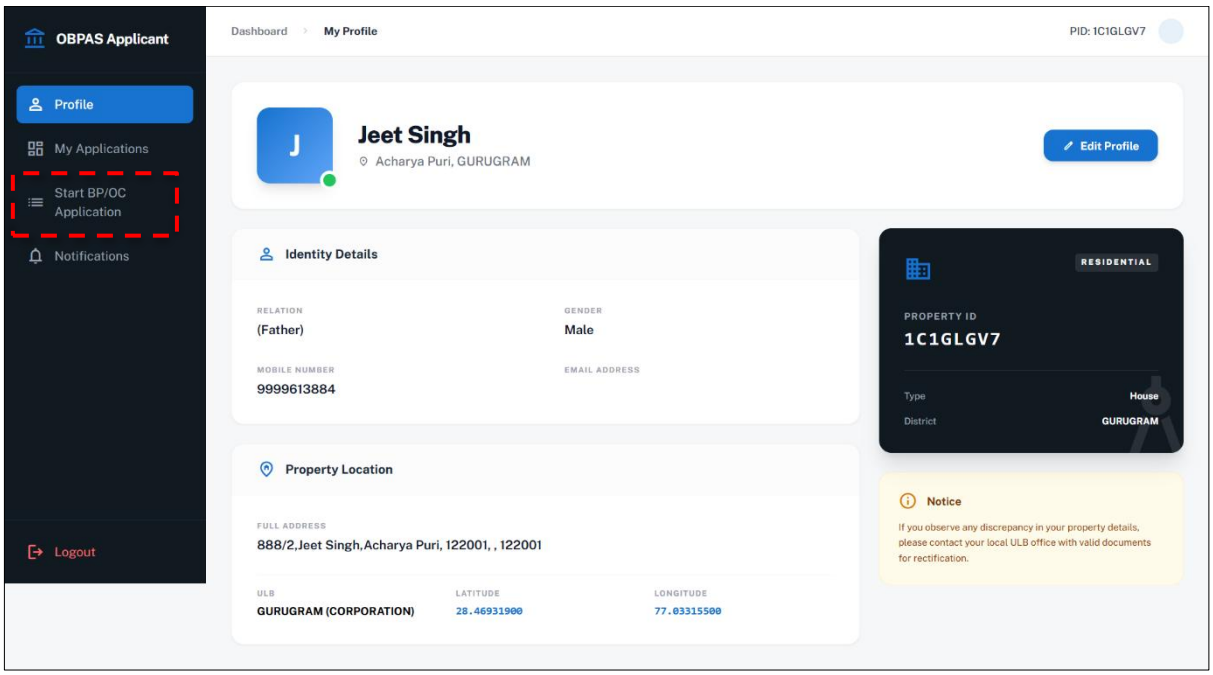
Step 3: The plot owner shall then review the property details imported on the portal and verify the same by verifying the OTP sent on their registered number.



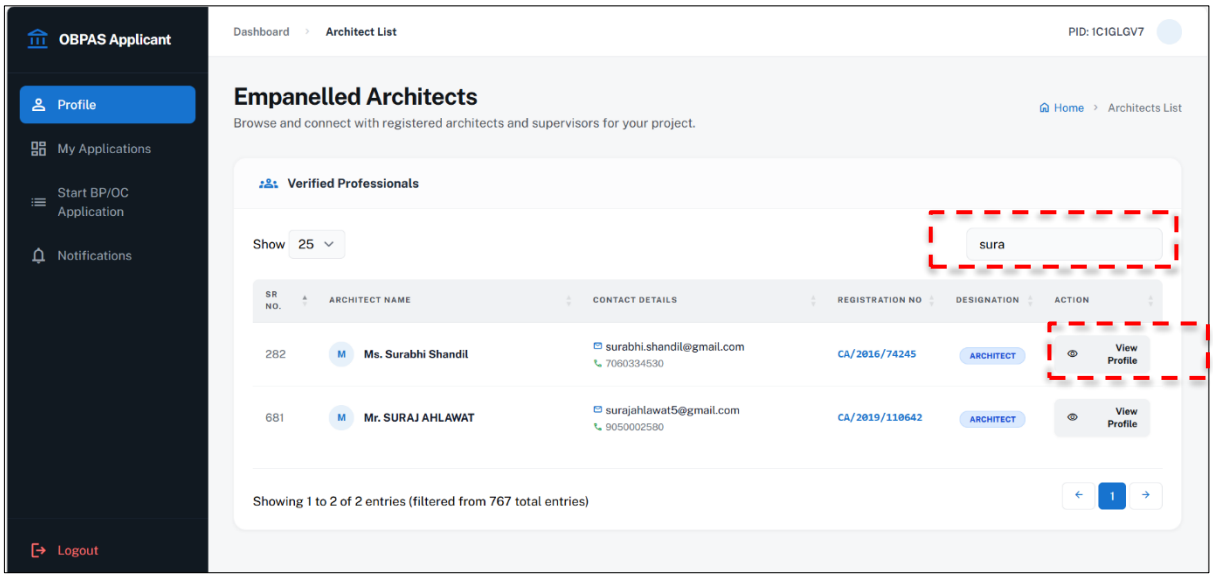
Step 4: Once the plot owner has registered, they must log in to the OBPAS portal through the login tab for plot owner using their PPM ID and OTP verification on URL https://obpas.ulbharyana.gov.in/.



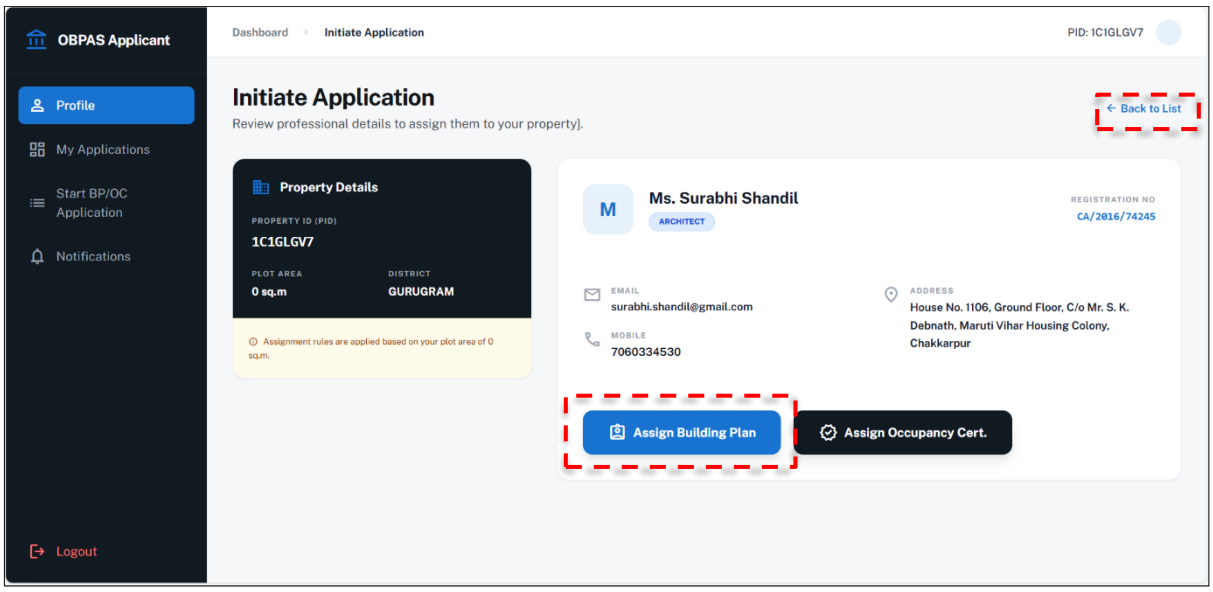
Step 5: The plot owner must start the application process by clicking on the Start BP/OC Application, which leads to the 'Empanelled Architect' window.



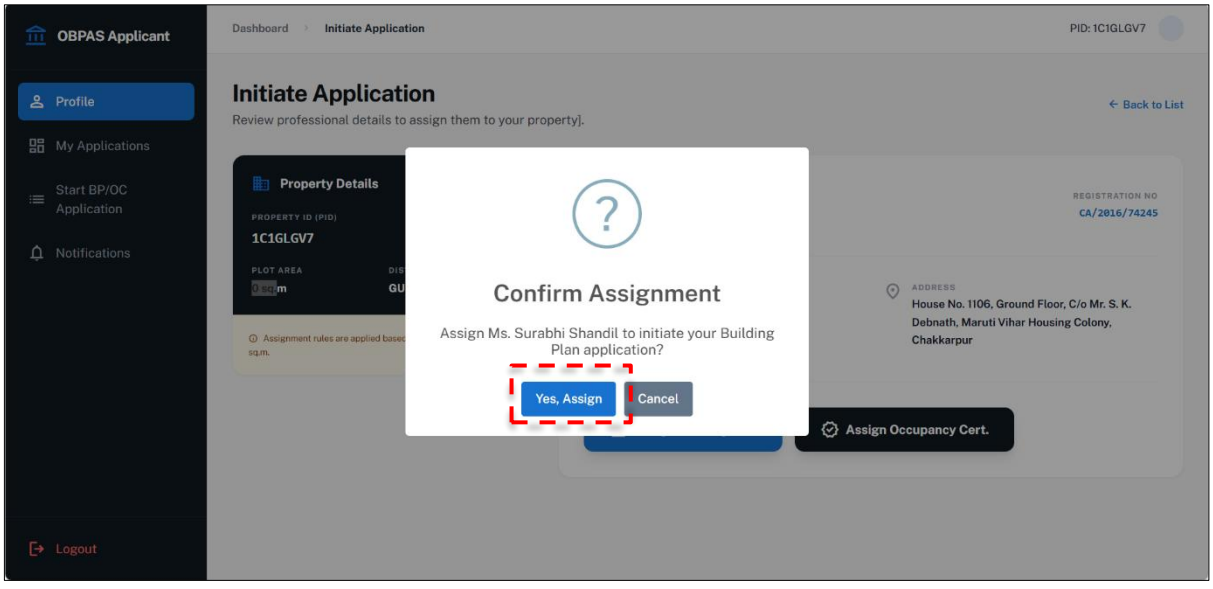
Step 6: The plot owner must search and select an architect from the panel of empanelled architects. Once they select an architect, they need to click on the 'View Profile' tab.



Step 7: Select 'Assign Building Plan' to allot an architect. To choose another architect, click on 'Back to List' to return to the list of empanelled architects.



Step 8: After clicking on 'Assign Building Plan,' a pop-up window will appear for reconfirmation. Click on 'Yes, Assign' to complete the process of selecting an architect.

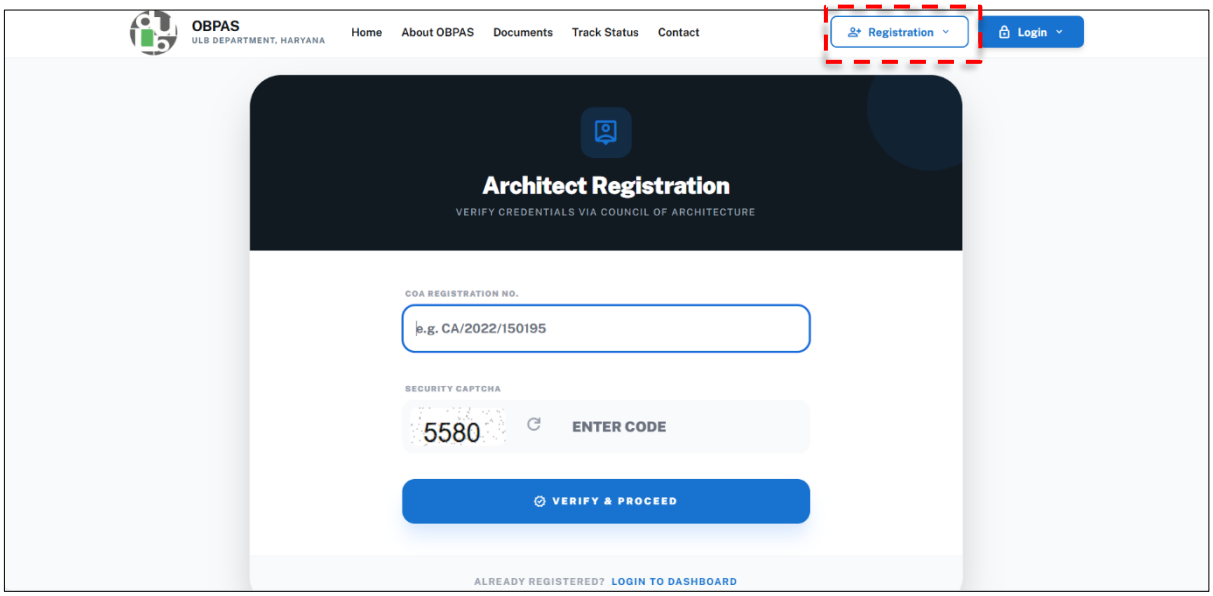


2.2. Architects' Login and Precheck

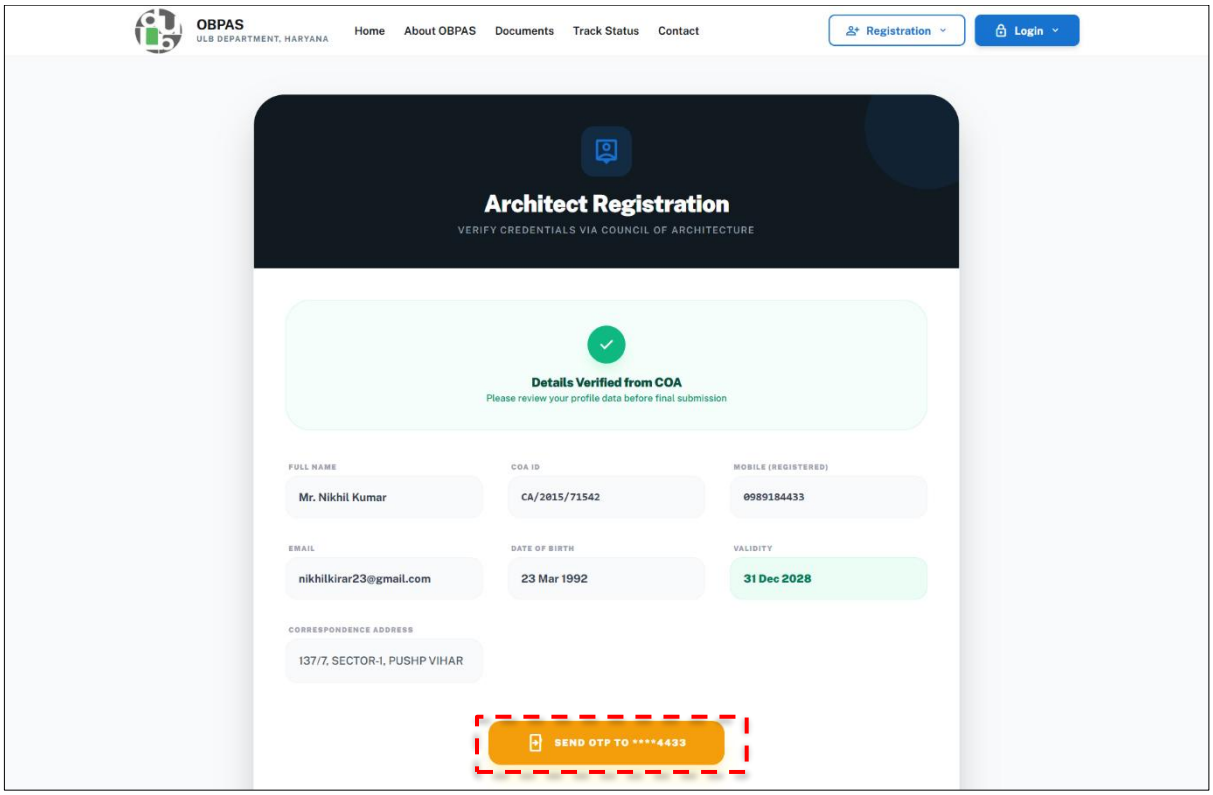
Upon submission by the applicant, the application is routed to the architect's inbox. Through the portal, the architect is required to upload the drawing files in the prescribed formats, attach supporting documents, and complete all prerequisite formalities to prepare the application for scrutiny. Before uploading the drawing file, the architect must validate it to ensure that all mandatory layers are correctly incorporated, enabling the scrutiny engine to read and process the drawing accurately. The architect may also utilise the scrutiny engine before submitting to Building Inspector/Junior Engineer/Sub-Division Engineer hence forward referred to as '**Maker**' for official scrutiny, which automatically parses drawing inputs and compares them with statutory limits as per the Haryana Building Code, 2017, and the instructions of the DULB. The engine performs a parameter-wise comparison between "permissible values" and "submitted values," marking each parameter as pass/fail. The engine also generates a comprehensive report summarising deviations and highlighting non-compliant elements.

In the event of any errors or deviations from the building code, the architect shall make the necessary modifications and re-upload the revised drawing, along with the supporting documents. Once a successful scrutiny report is generated and submitted for Maker's technical scrutiny, the architect shall initiate payment of the requisite fees through the integrated payment system and generate the corresponding receipt. Until such payment is made, the application shall remain in a pending state. Upon successful payment, the application will be automatically transferred to the Maker's queue for technical scrutiny, with all supporting documents and payment receipts duly linked to the application record.

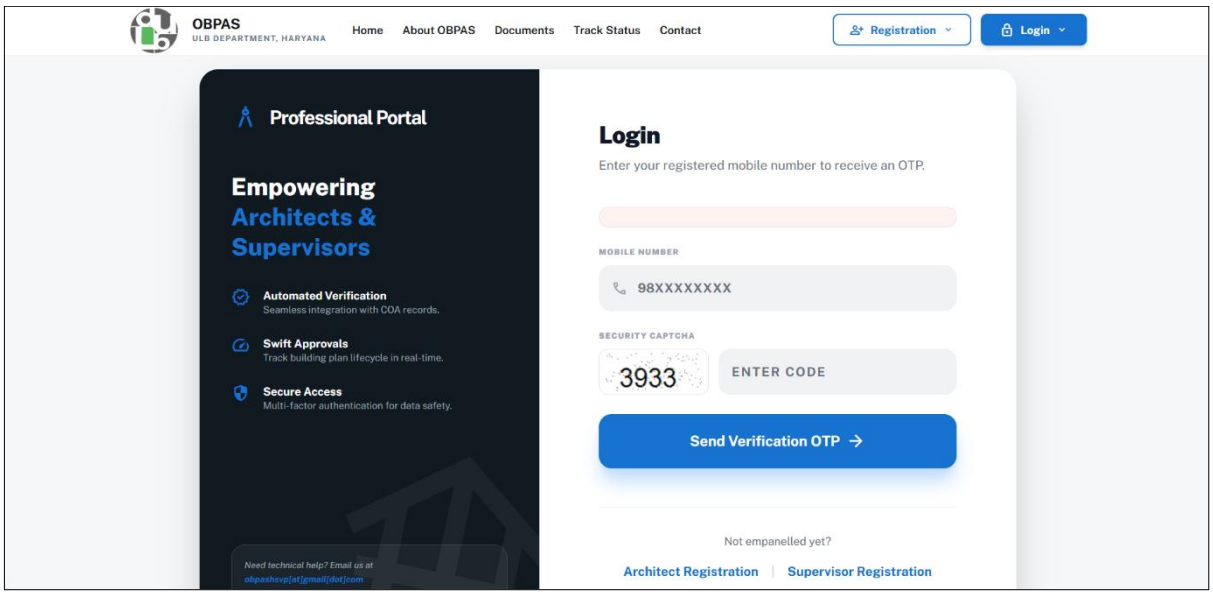
Step 1: Architects must empanel themselves on the URL https://obpas.ulbharyana.gov.in/ using their COA registration number and OTP verification. It may kindly be noted that only architects with a valid COA registration will be allowed to empanel.



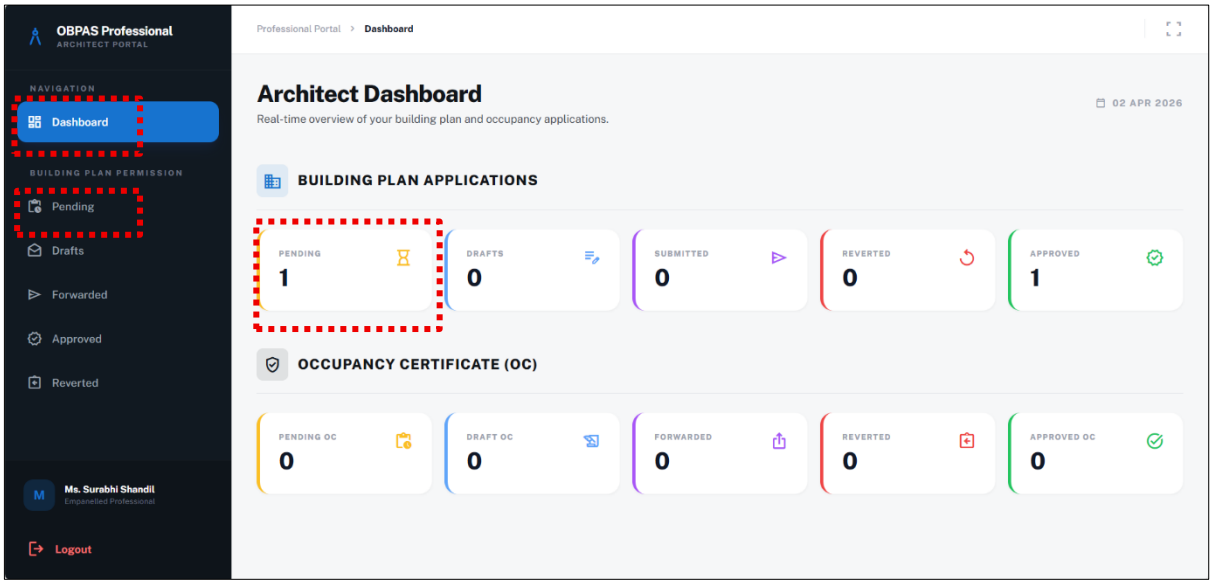
Step 2: Architects must confirm their credentials and confirm registration by generating and entering OTP received on the contact number linked to the COA registration.



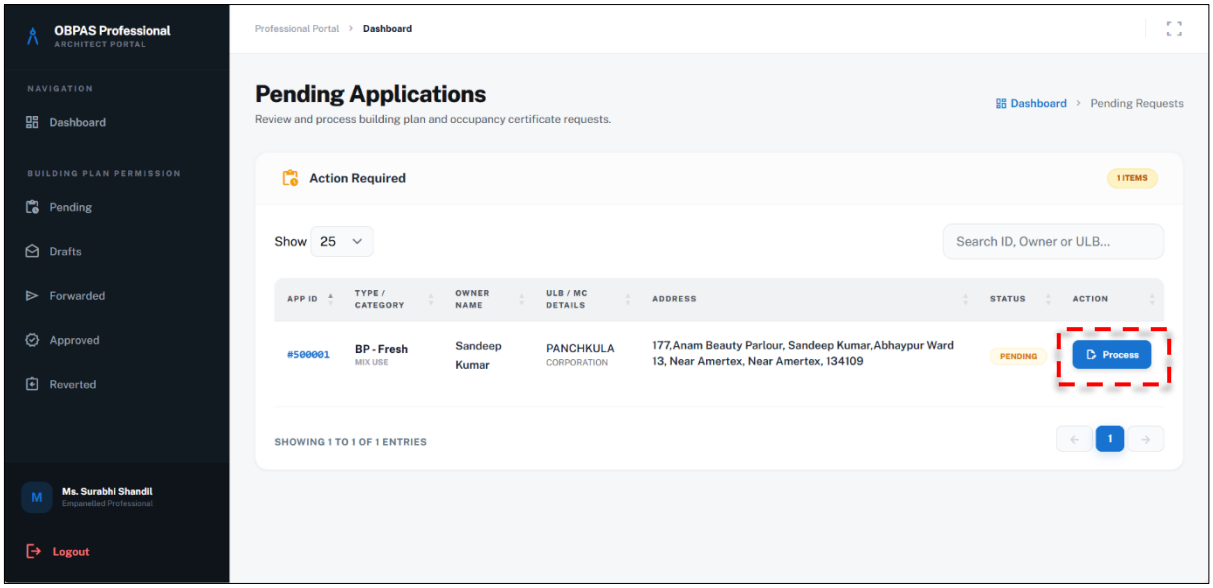
Step 3: Architects must log in using their contact number linked to the COA registration to review applications initiated by the Applicants.



Step 4: After logging in, the architect must click on 'Pending Applications' from the menu or select 'Pending Applications' from the dashboard to initiate the application process.



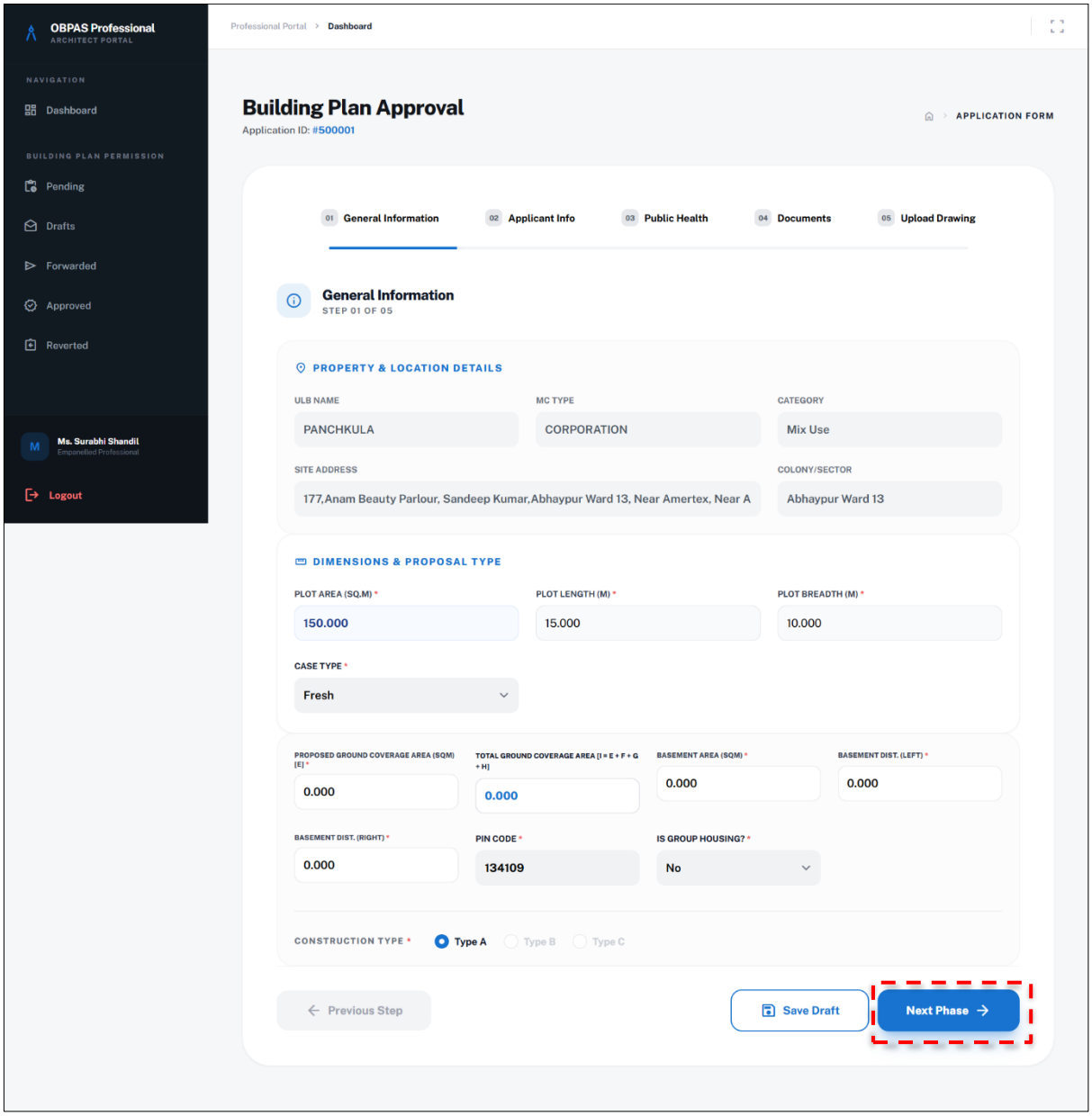
Step 5: Architect must click on "Process" to initiate the application process.



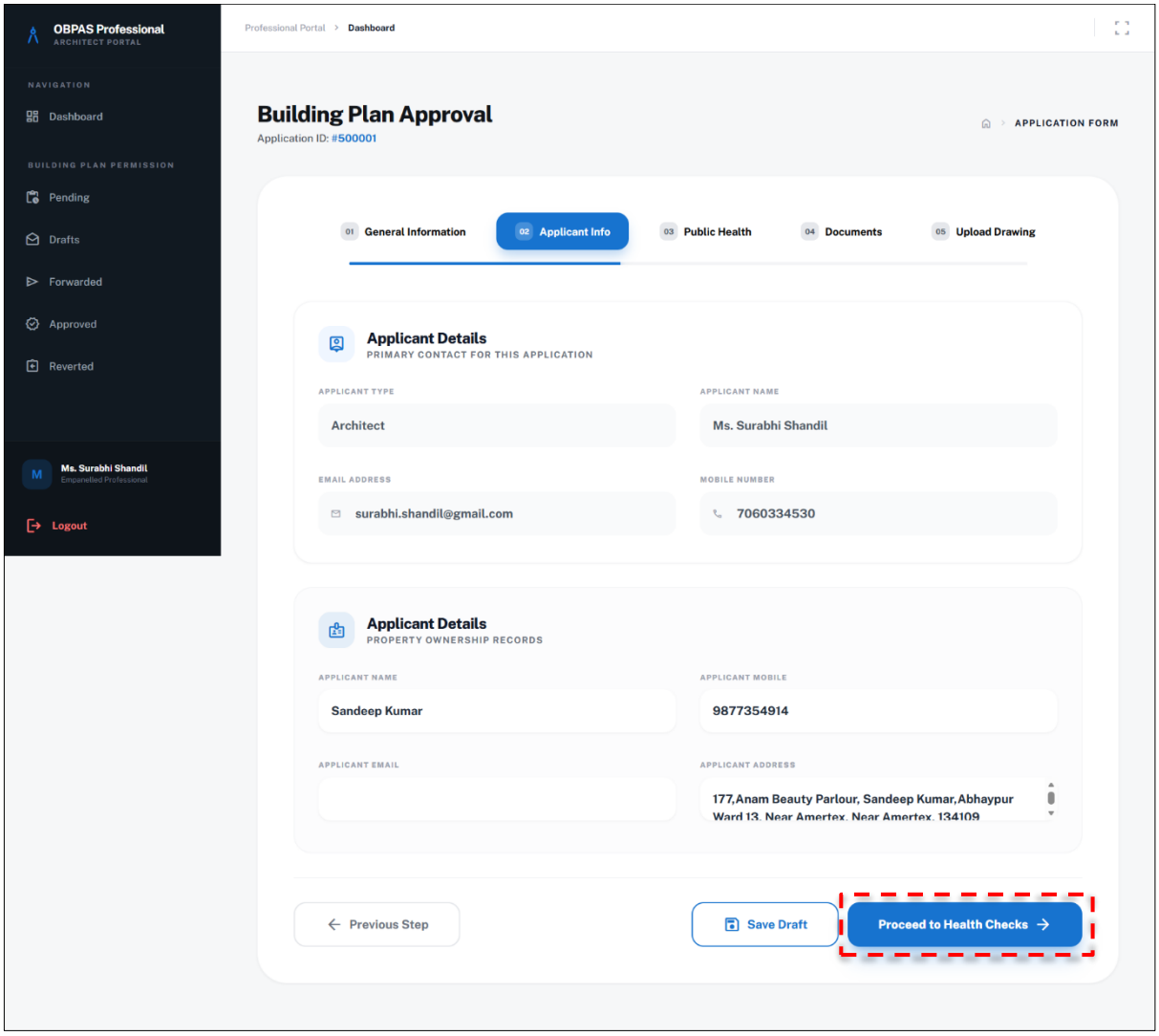
Step 4: After clicking on "Process", "Building Plan Approval Form" appears in which the basic plot information (such as ULB Name, Category, Plot Area, etc.) will be automatically fetched from the PID. Fields marked with a red asterisk (*), such as plot area, ground coverage, case type etc., are mandatory and must be filled in by the architect based on the building plan.

For a revised or superseded plan, the architect must enter the sanction details of the previously approved plan.

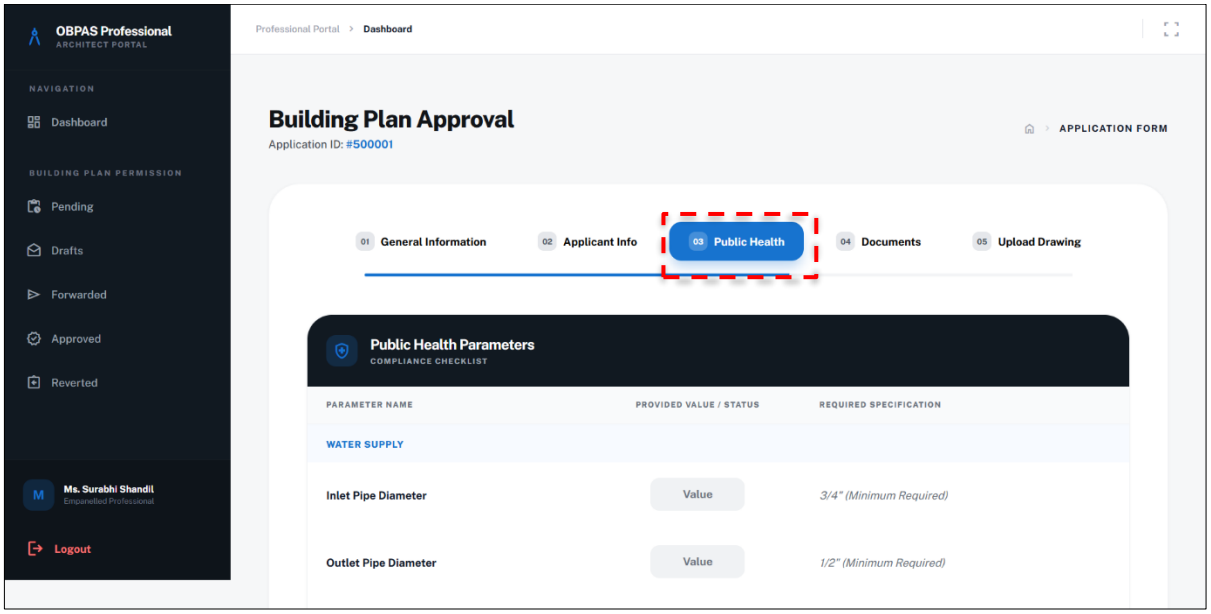
After filling in all the general information, the architect shall click on the 'Next Phase' tab.

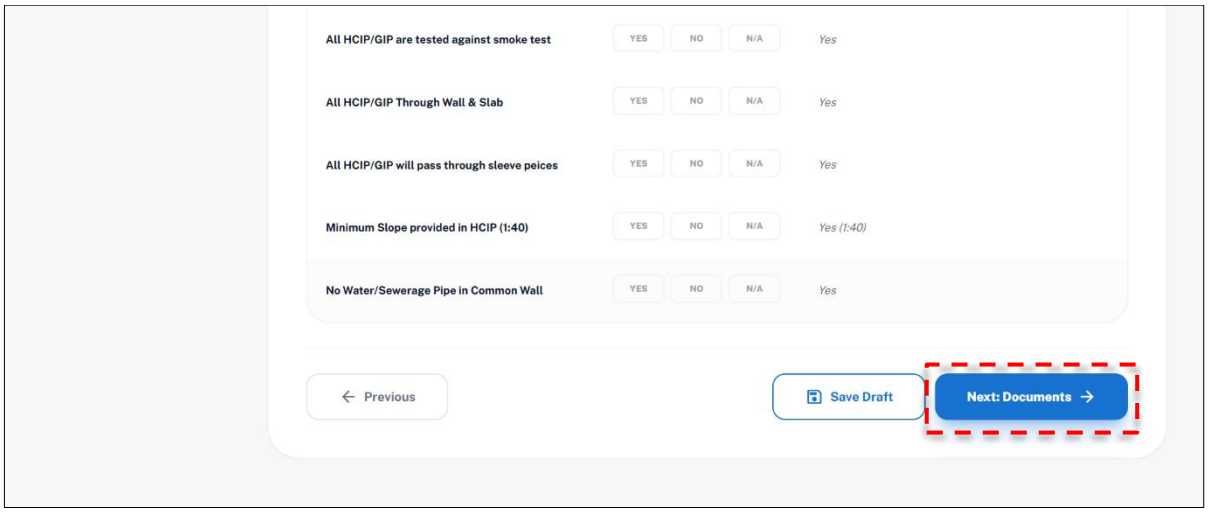

OBPAS Professional
ARCHITECT PORTAL
NAVIGATION
Dashboard
BUILDING PLAN PERMISSION
Pending
Drafts
Forwarded
Approved
Reverted
Ms. Surabhi Shandil
Empanelled Professional
Logout
Professional Portal > Dashboard
Building Plan Approval
Application ID: #500001
APPLICATION FORM
01 General Information
02 Applicant Info
03 Public Health
04 Documents
05 Upload Drawing
General Information
STEP 01 OF 05
PROPERTY & LOCATION DETAILS
ULB NAME
PANCHKULA
MC TYPE
CORPORATION
CATEGORY
Mix Use
SITE ADDRESS
177,Anam Beauty Parlour, Sandeep Kumar,Abhaypur Ward 13, Near Amertex, Near A
COLONY/SECTOR
Abhaypur Ward 13
DIMENSIONS & PROPOSAL TYPE
PLOT AREA (SQ.M) *
150.000
PLOT LENGTH (M) *
15.000
PLOT BREADTH (M) *
10.000
CASE TYPE *
Fresh
PROPOSED GROUND COVERAGE AREA (SQM) [E] *
0.000
TOTAL GROUND COVERAGE AREA [I = E + F + G + H]
0.000
BASEMENT AREA (SQM) *
0.000
BASEMENT DIST. (LEFT) *
0.000
BASEMENT DIST. (RIGHT) *
0.000
PIN CODE *
134109
IS GROUP HOUSING? *
No
CONSTRUCTION TYPE *
Type A
Type B
Type C
Previous Step
Save Draft
Next Phase

Step 5: After entering the general information, the architect must fill in the Applicant's details, including name, mobile number, and email address. This information will be used for further communication, and then click on "Proceed to Health Checks" to proceed.

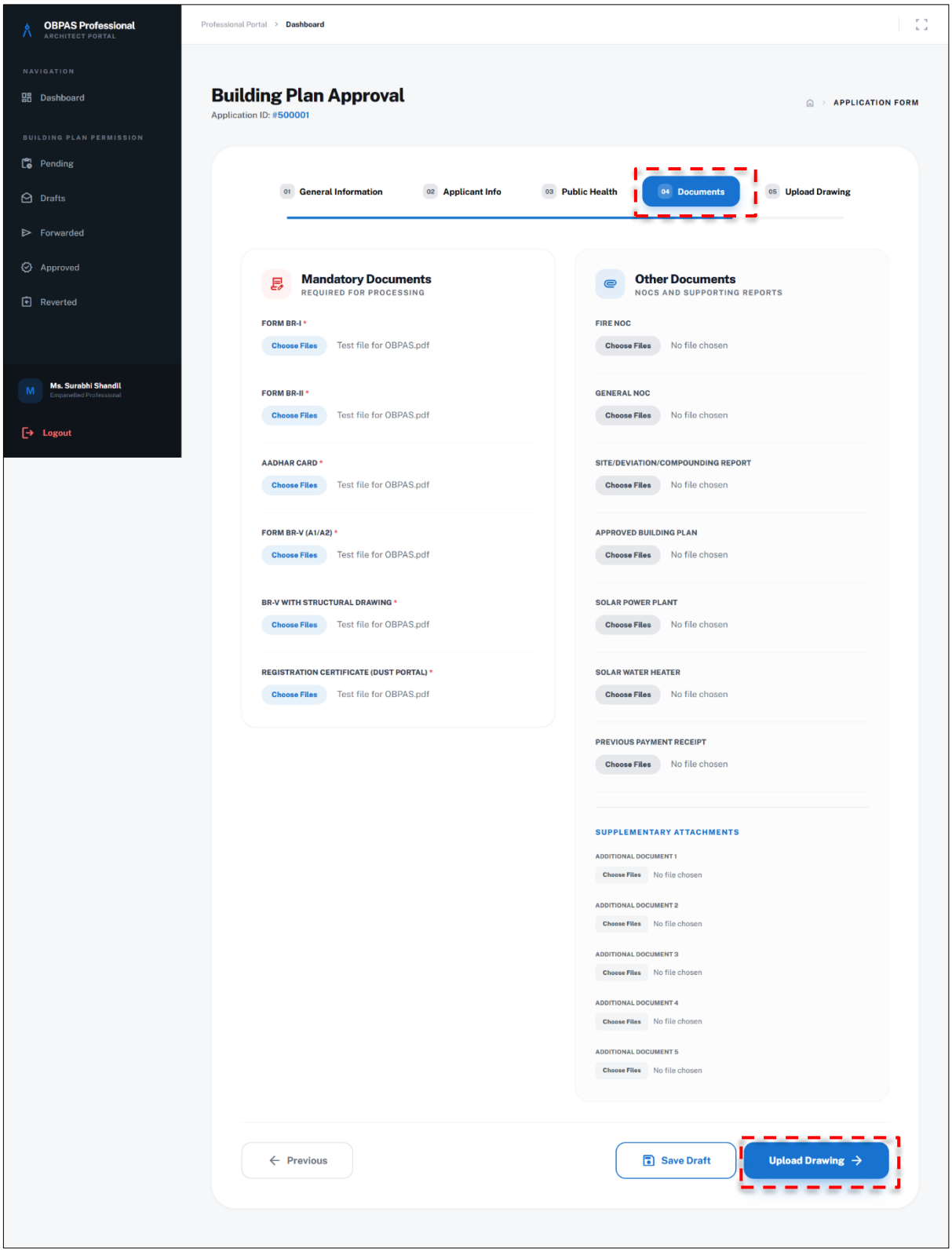


Step 6: The architect must also fill in the 'Public Health Checks' details, including information on water supply, sewerage and conditions as per HBC 2017 specifications, and then click on 'Next: Documents' to proceed.

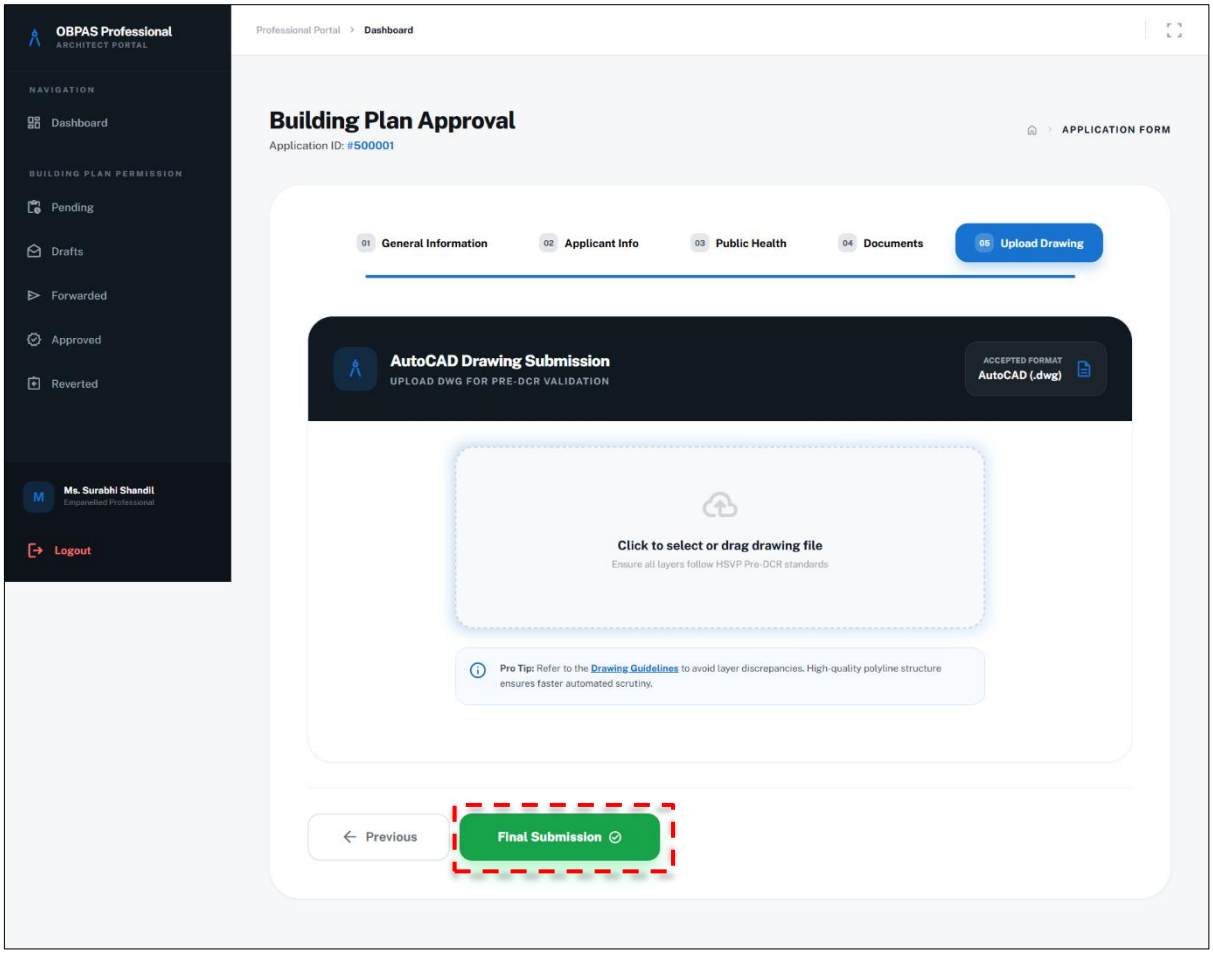




Step 7: The architect must upload the following documents: Form BR-I, BR-II, Site/Deviation/Compounding Report, Aadhar Card, Form V(A1/A2), Form V with Structural Drawing, and Registration Certificate (Dust Portal). Optional documents can also be uploaded, including Fire NOC, Approved Building Plan, Solar Power Plant, Solar Water Heater, etc. and then click on 'Upload Documents' to proceed.

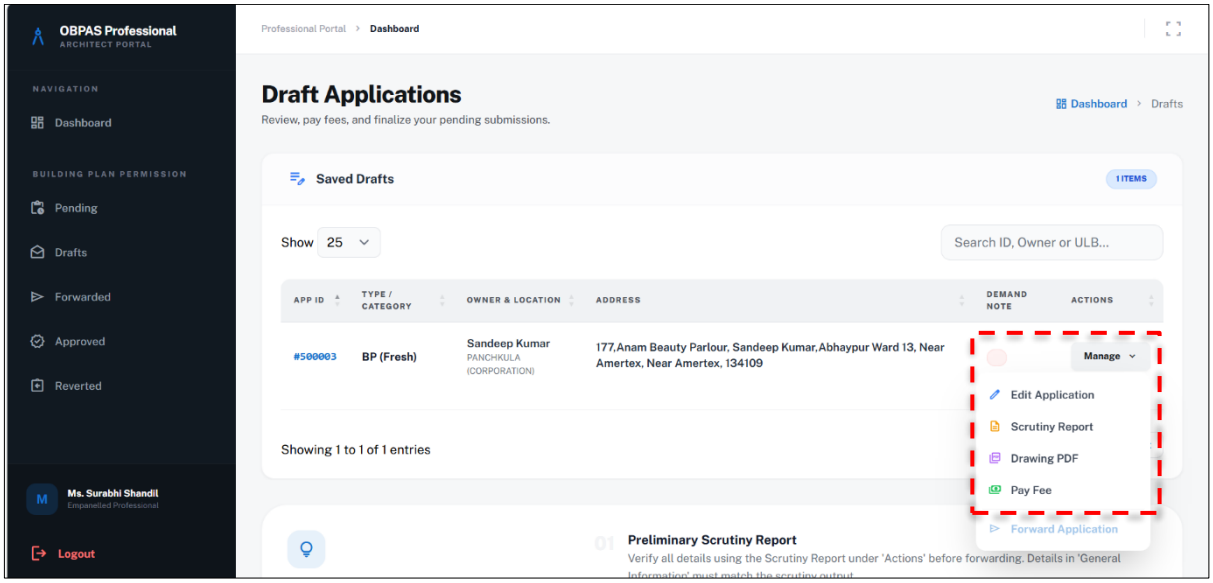


Step 8: After uploading the required documents, the architect must upload the building drawings to validate the mandatory layers. If any mandatory layers are missing, a table will display the missing layers. The architect must add the missing layers and re-upload the drawing. The application cannot proceed until all mandatory layers are present in the drawing. Once all mandatory layers are present in the drawing, the system will automatically validate it and enable the 'Final Submission' option. Click on 'Final Submission' to proceed.

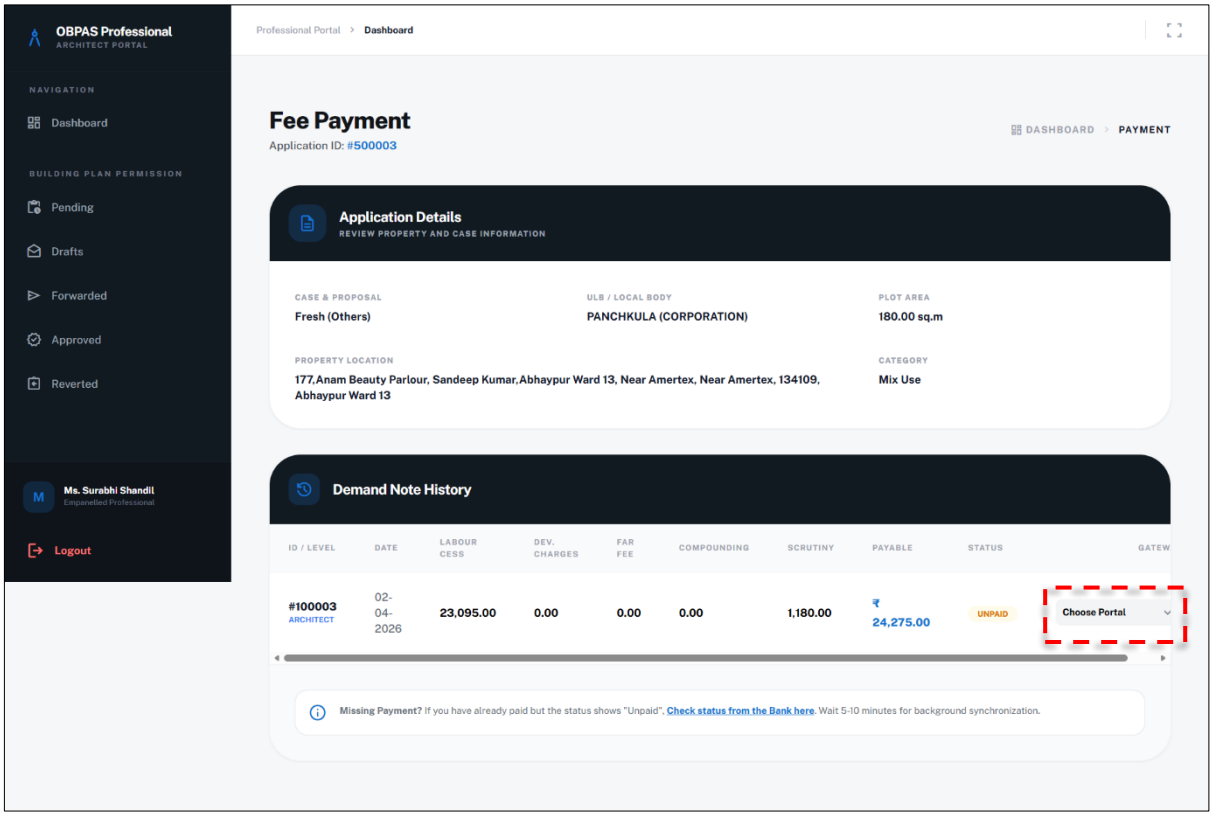


Step 9: After clicking 'Submit,' the application will be moved to 'Draft Applications.' Click 'OK' on the pop-up window to proceed.

Step 10: When the application reaches 'Draft Applications,' the Architect can: edit the application by clicking 'Manage' then clicking 'Edit', generate the scrutiny report via 'Scrutiny Report,' generate the fee challan and pay the fee using 'Pay Fee', which will take the architect on the payment portal.

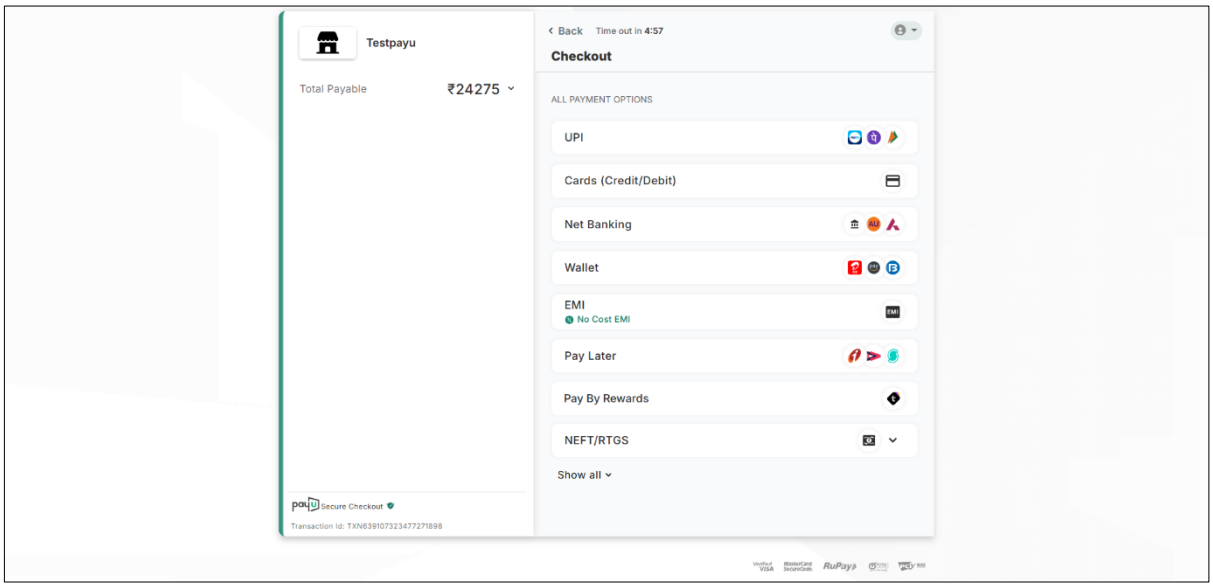


Step 11: The architect must click on 'Pay Fee,' review all fee details according to the coverage area of the building plan, and then click 'Choose Portal' to make the payment.

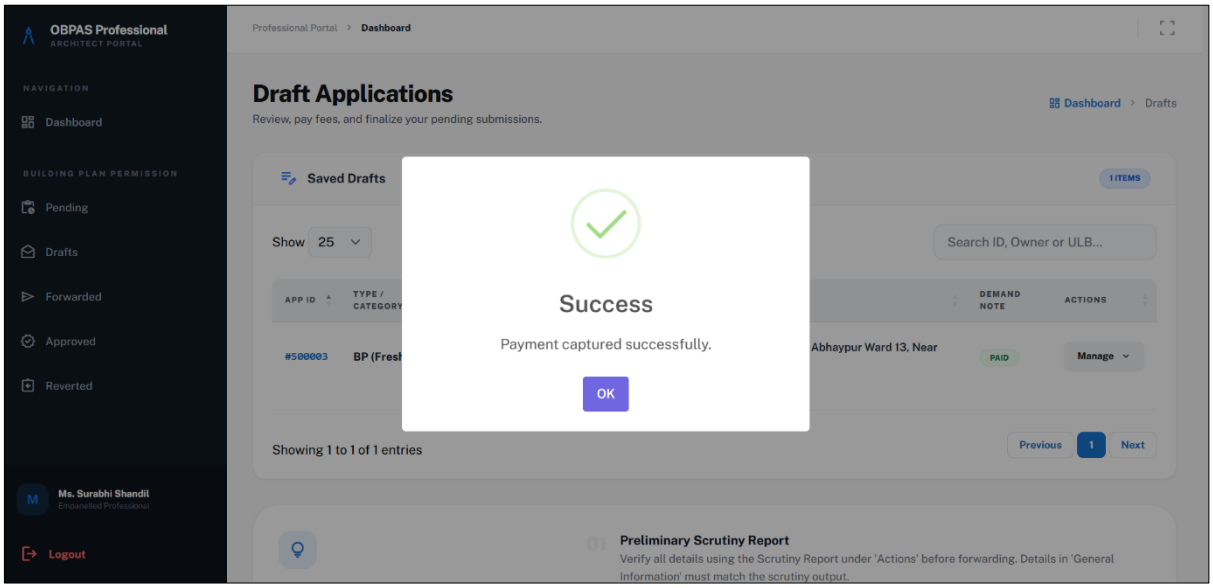


Step 12: The architect must select a payment gateway by clicking 'PayU'.

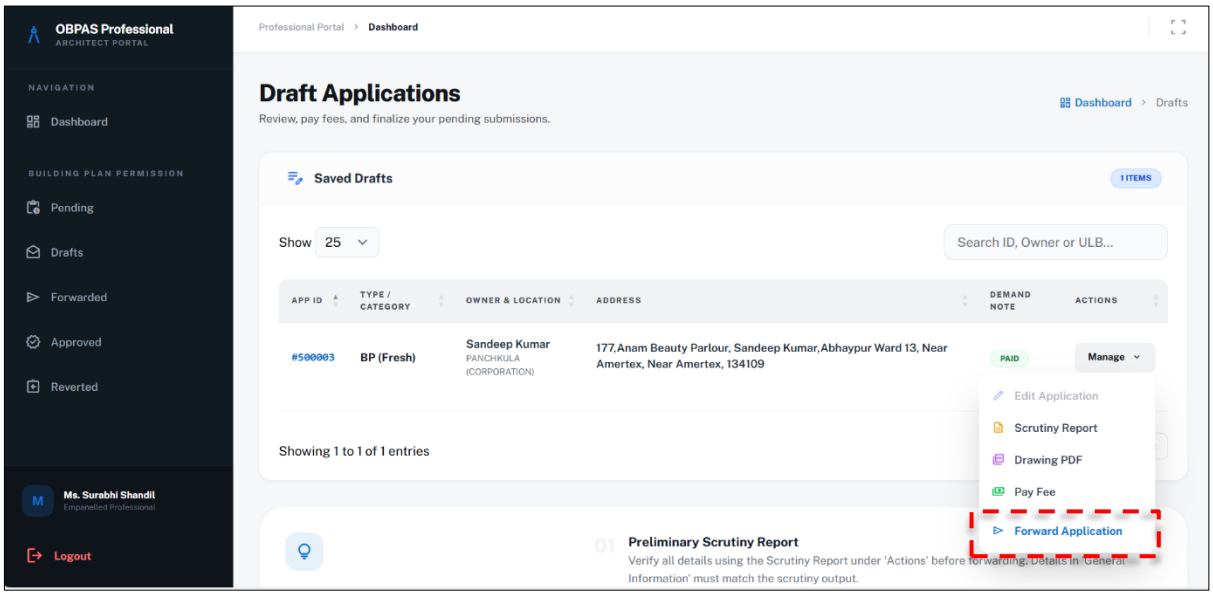
Step 13: The architect will make the payment on the payment portal and complete the transaction by selecting the appropriate option from the available payment methods.



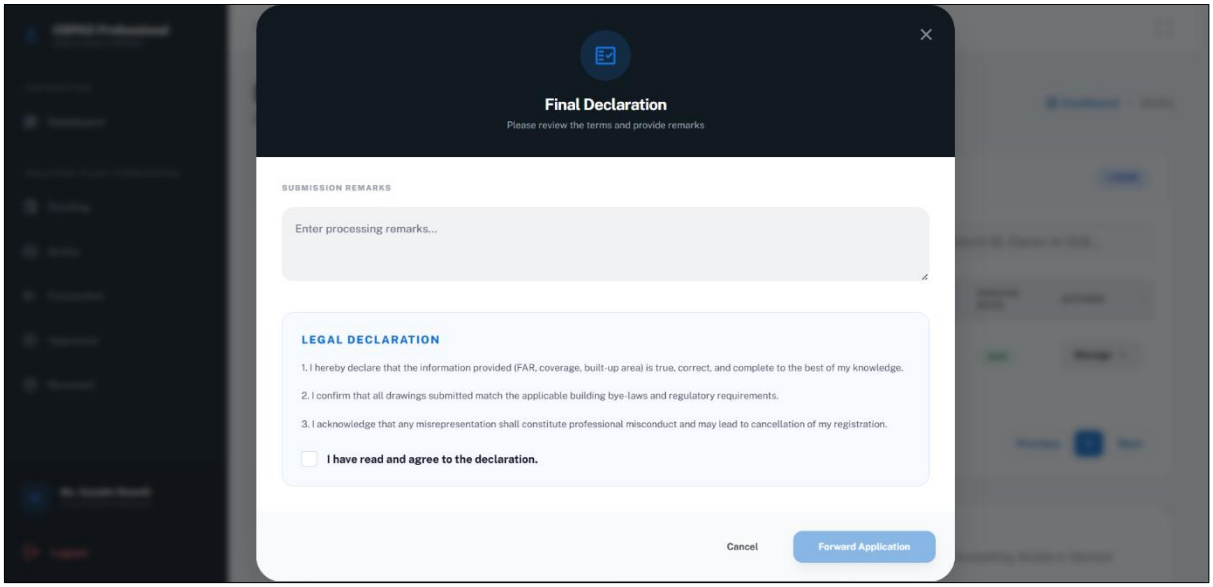
Step 14: Click on "OK" to go back to "Draft Applications".



Step 15: Post payment of the fees, the option to forward the application for Maker's official scrutiny shall be activated. Click on 'Forward Application'.



Step 16: The architect shall add their 'Submission Remarks', then read and check the legal declaration and click 'Forward Application' to complete the application process and submit it for Maker's official scrutiny.



2.3. Scrutiny Engine and Parameters

Architects have the option to further scrutinise the drawing before submitting it for official verification. Once the results are found to be satisfactory, they can proceed to generate the fee receipt and make the necessary payments. It is important to note that architects will not be able to submit the drawing for official verification until all applicable fees have been paid.

Once the pre-check is passed and all applicable fees have been paid, the file is automatically forwarded to the relevant officials for scrutiny. The concerned officials run the drawing through the Scrutiny Engine, which compares the rules of the Haryana Building Code 2017 and Its Amendments, as well as instructions by the DULB, with the extracted data from the submitted drawing, and generates a Scrutiny Report listing each rule of the Haryana Building Code 2017 and its amendments.

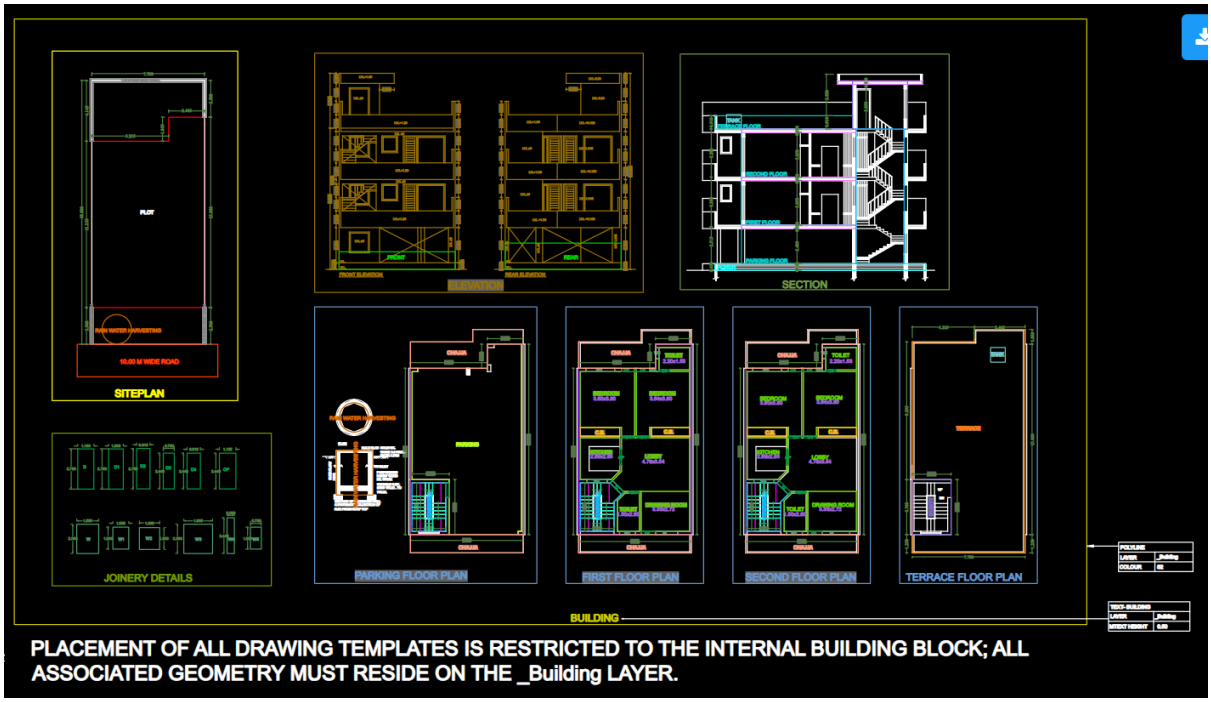
1. OBPAS scrutinises for compliance check of building rules of Haryana Building Code 2017 and Amendments.
2. A Scrutiny Report is generated for all drawings.
3. All non-compliant items will be shown in the report as “Failed” and compliant items as “Ok”.
4. If the drawing is not as per the standards defined in the OBPAS, architects can download the drawing, and the errors can be corrected in the Original Drawing by the Architect and then reuploaded.

3. Procedure to Prepare the drawing

Architects need to add all layers, colours, and text based on their Building type requirements. Refer to the **Annexure** for screenshots of colour coding layers. Please note that these are only for viewing the colour coding and should not be used as a reference for any of the architectural elements.

3.1. DO's and DON'Ts

1. Drawings shall be prepared in the prescribed format, as the processing of the file and further generation of reports is dependent on the names of the layers, colour of layers, polylines and text placed in the drawing file as per the details mentioned in the **Details of Layers and Labels** and **Annexure.**
2. The bounding rectangle should be kept as a polyline containing the whole submission drawing with site plan, each floor plan, section, elevations and rainwater harvesting detail, etc, with labelling at the bottom left side of the rectangle as per layers mentioned in the **Details of Layers and Labels** and **Annexure.** Any Floor plans shall be placed within a bounding rectangle as shown in the picture below, and any plans placed outside this bounding rectangle will not be scrutinised.



3. Compulsory labels – Must add necessary labels to all floor plans and must add all texts. These labels must be uniform and as follows: BEDROOM, DRAWING ROOM, DINING,

SERVANT ROOM, STILT PARKING, DRESS, KITCHEN, TOILET, LOBBY, STORE, WC, and BATH, etc.

4. Polylines shall be drawn in the form of default Weight Polylines.
5. Before File submission online, unlock, Unfreeze and turn on, purge all unwanted Layers and check if the layer names and colours are as per the instructions.
6. All the screenshots in the manual are for representation purposes only; it is the prime responsibility of the Architect to ensure that the building plan is prepared in compliance with the rules.
7. All layers must be named and coloured as mentioned in the Annexure. Drawings made with different layer names and colours will not be scrutinised.
8. Text Height should be as mentioned in the sample drawings, as shown in the Annexure. Drawings made with different text heights will not be scrutinised.
9. Drawing units should be in meters.

DON'Ts

1. All drawing objects shall be in 2 Dimensional (Z-Coordinates – Zero) and placed without any elevation in the x-y plane (Top view). Do not import the data from 3D CAD Software.
2. Don't upload password-protected CAD drawing.
3. Avoid unnecessary objects and unnecessary coordinates in polylines in the drawing.

4. Details of Layers and Labels

4.1. Details of Layers.

The layers and building components to be represented in the site plan, floor plan, sections, and other building components, along with their corresponding layer names, are specified as follows:

Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
MARKINGS IN SITE PLAN					
1.	_Plot	white	0.25	default	-
2.	_PropWork	red	-	default	-
3.	_BoundaryWall	252	0.20	default	-
4.	_Boundary WallHeight	92	-	default	-
5.	_MainRoad	20	0.30	default	-
6.	_Gate	37	0.25	default	-
7.	_Parking	60	0.25	default	-
8.	_Dimension	87	-	default	0.20
9.	_SideRoad	11	0.25	default	-
INNER MARKINGS					
10.	_Room	72	0.25	default	-
11.	_RoomDimensions	193	0.25	default	-
12.	_ArchProj	21	0.25	default	-
13.	_Sunshade	132	0.25	default	-
14.	_Door	114	0.20	default	-
15.	_Window	115	0.20	default	-
16.	_CB	40	0.20	Default	-
17.	_StaircaseWell	140	0.25	default	-
18.	_Stairs	120	-	default	-
19.	_StairFlight	105	-	default	-
20.	_StaircaseLanding	210	-	default	-
21.	_LiftWell	171	0.25	default	-

Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
22.	_Courtyard	180	0.25	default	-
23.	_Void	111	0.25	default	-
MARKINGS IN STILT FLOOR					
24.	_VentilationShaft	83	.25	default	-
25.	_CoverageProposed	215	-	default	-
-	_Parking	60	0.25	default	-
26.	_ResiFAR	190	-	default	-
-	_Dimension	87	-	default	0.20
FRESH BUILDING PLAN					
-	_CoverageProposed	215	-	default	-
-	_ResiFAR	190	-	default	-
SECTION and OTHER LAYERS					
27.	_Terrace & _Tank	30 & 133	0.25	default	-
28.	_LiftMachineRoom & _Mumty	103 &183	0.25	default	-
29.	_MumtyInSection	173	-	default	-
30.	_Slab	211	-	default	-
31.	_MumtySlab	201	-	default	-
32.	_Floor	153	0.50	default	-
33.	_Section	75	0.50	default	-
34.	_Parapet	13	-	default	-
35.	_JoineryDetail	64	0.50	default	-
36.	_Elevation	44	-	default	-
37.	_FloorInSection	132	0.25	default	-

Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
38.	_Plinth	130	0.25	default	-
39.	_GroundLevel &_MumtyInSection	63 &173	-	default	-
40.	_SubStructure	32	0.25	default	-
41.	_SolarPanel	104	0.25	default	-
42.	_Verandah	23	0.25	default	-
SITE PLAN and BUILDING PLAN					
43.	_SitePlan	50	.50	default	-
44.	_Building	52	.50	default	-

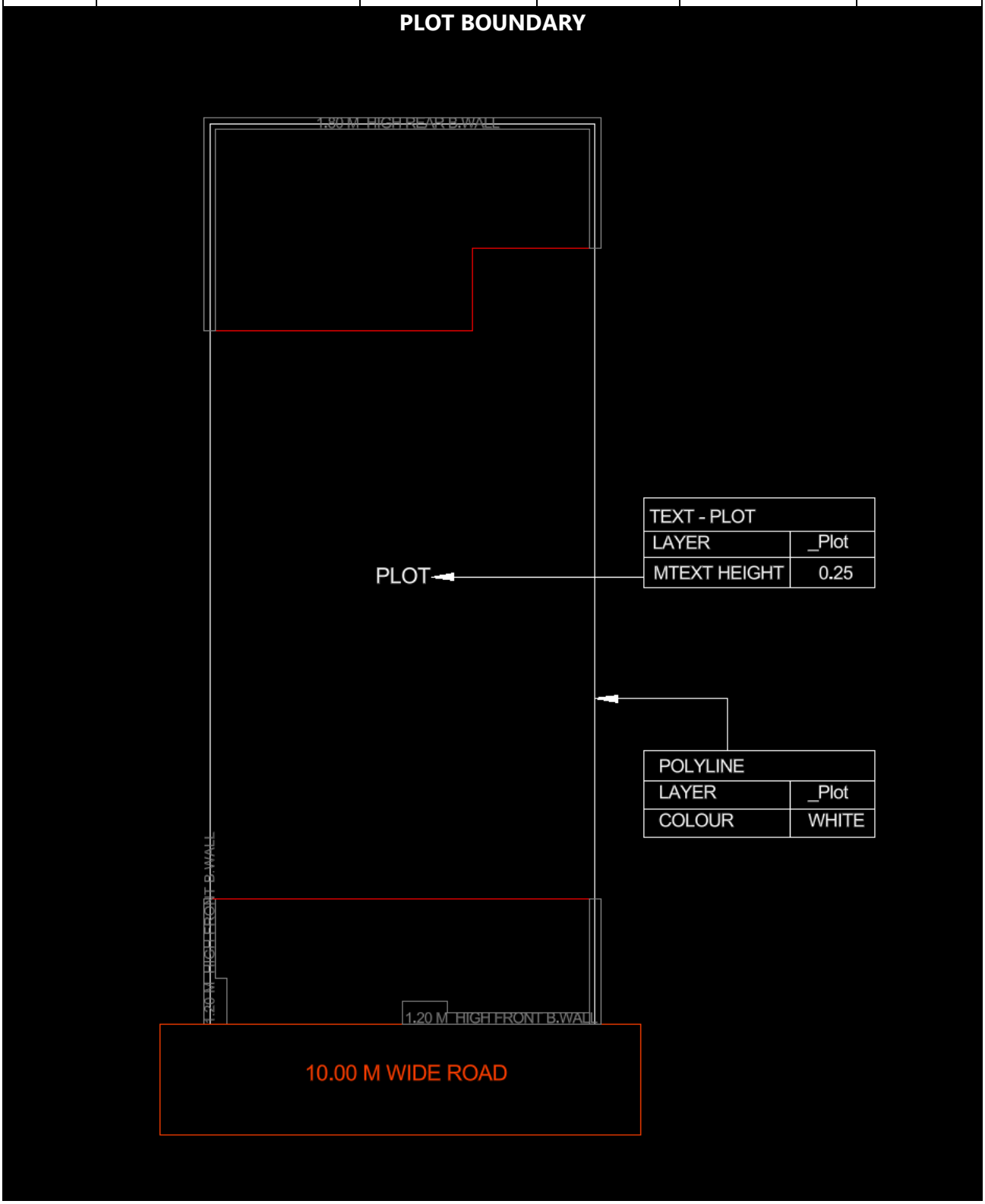
4.2. Details of Room Labels:

Room labels shall be added to the room as per the following:

- BEDROOM
- DRAWING ROOM
- DINING
- SERVANT ROOM – STILT PARKING
- DRESS
- KITCHEN
- TOILET
- LOBBY
- STORE
- WC
- BATH

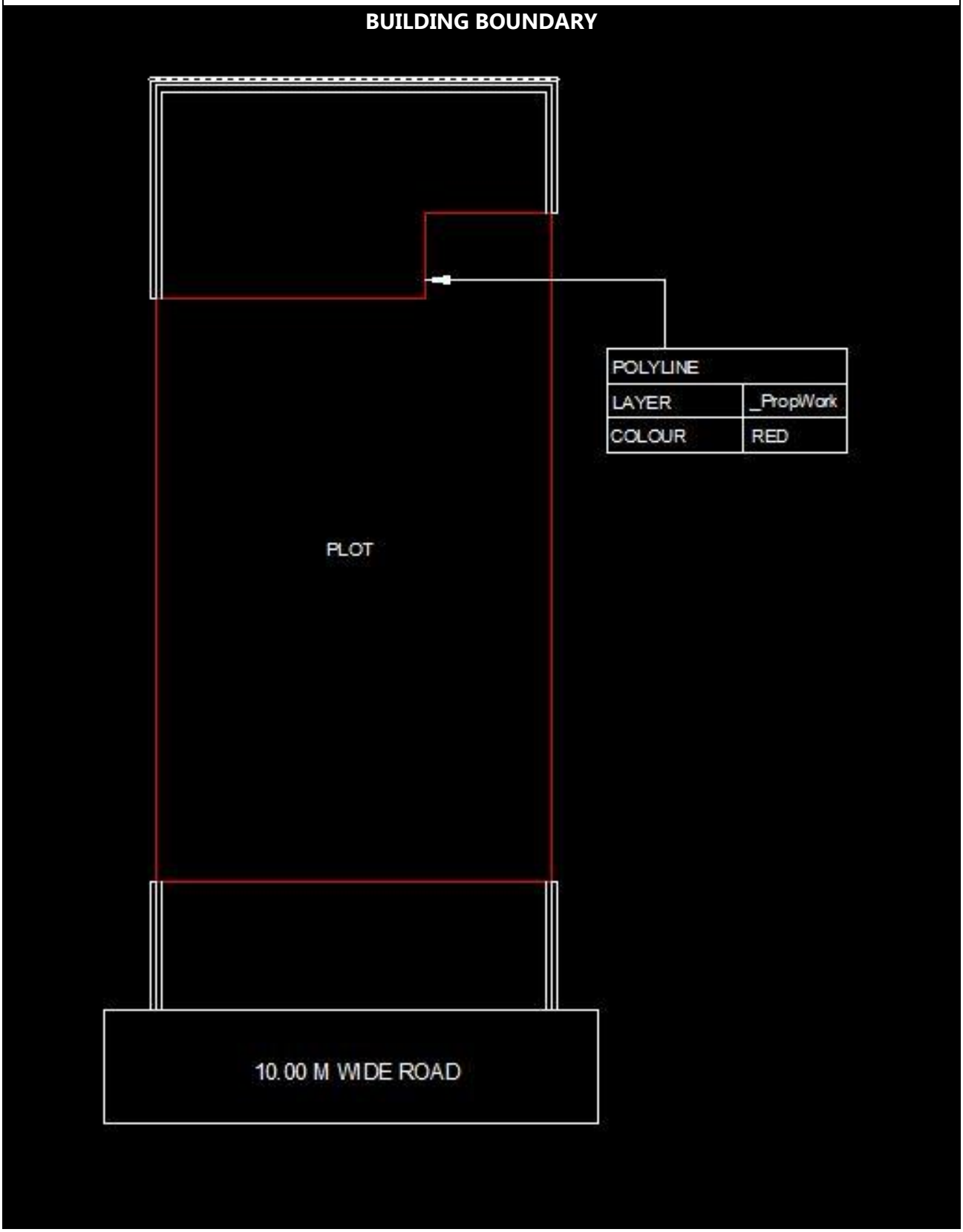
5. Annexures

Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
1.	_Plot	white	0.25	default	-



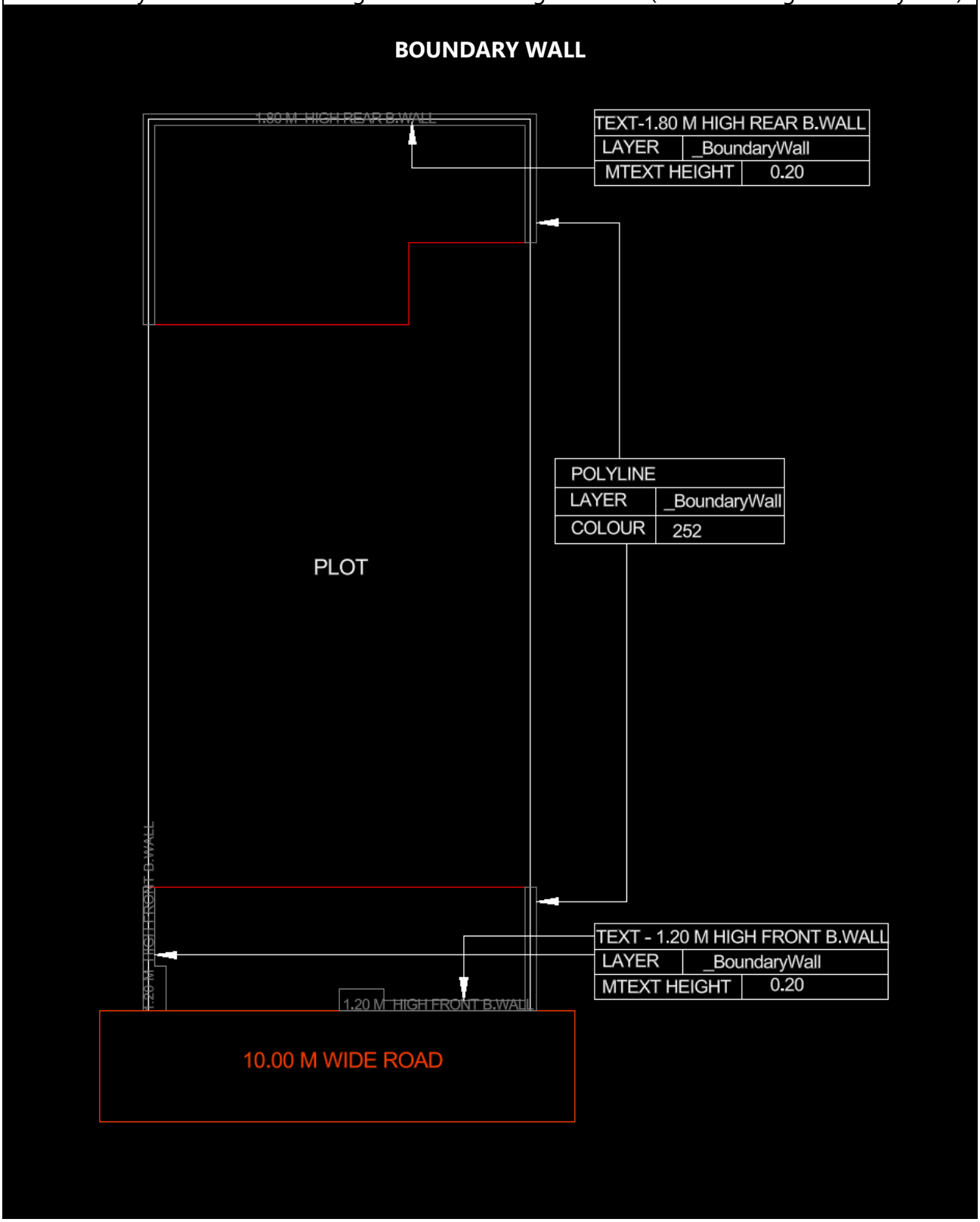
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
2.	_PropWork	red	-	default	-

Draft building boundary using Red Colour.

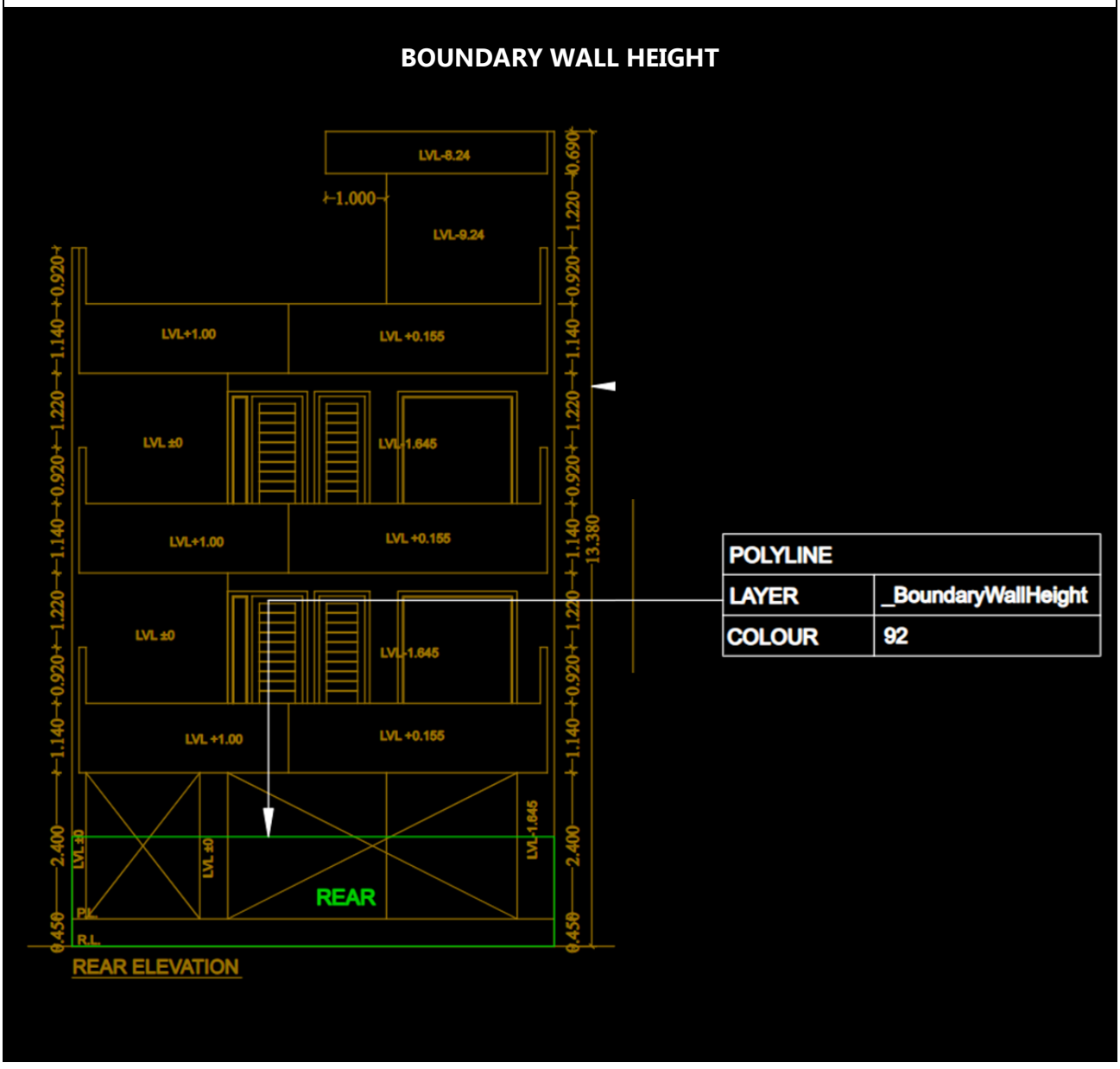


Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
3.	_BoundaryWall	252	0.20	default	-

Draft the boundary wall polylines using the plot boundary as the centreline. Specify the height of the boundary wall on all sides using MText with a height of 0.20. (Ex: 1.80 M High Boundary Wall)

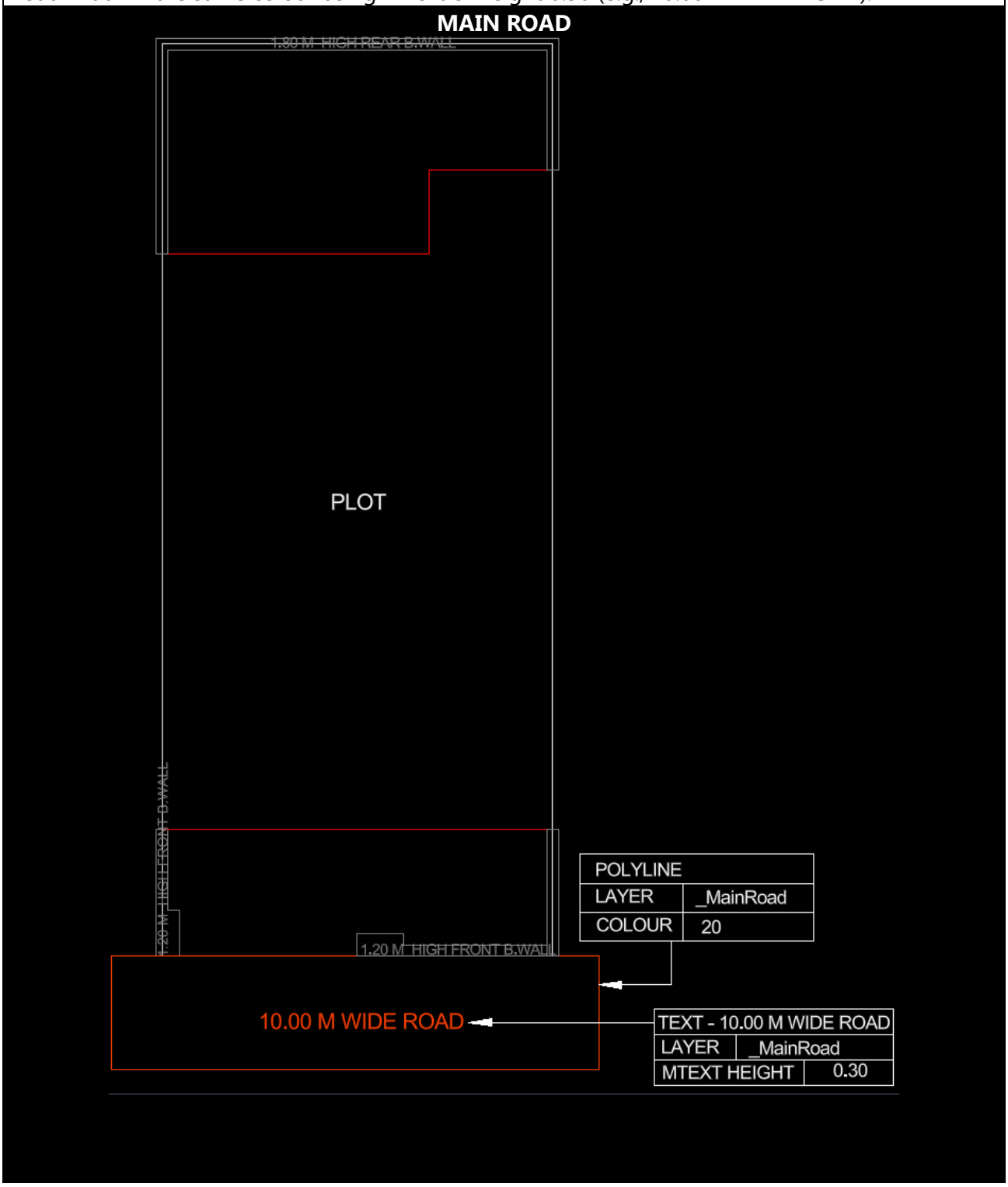


Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
4.	_BoundaryWallHeight	92	-	default	-
Draft the boundary wall height in elevation using a polyline with colour number 201.					

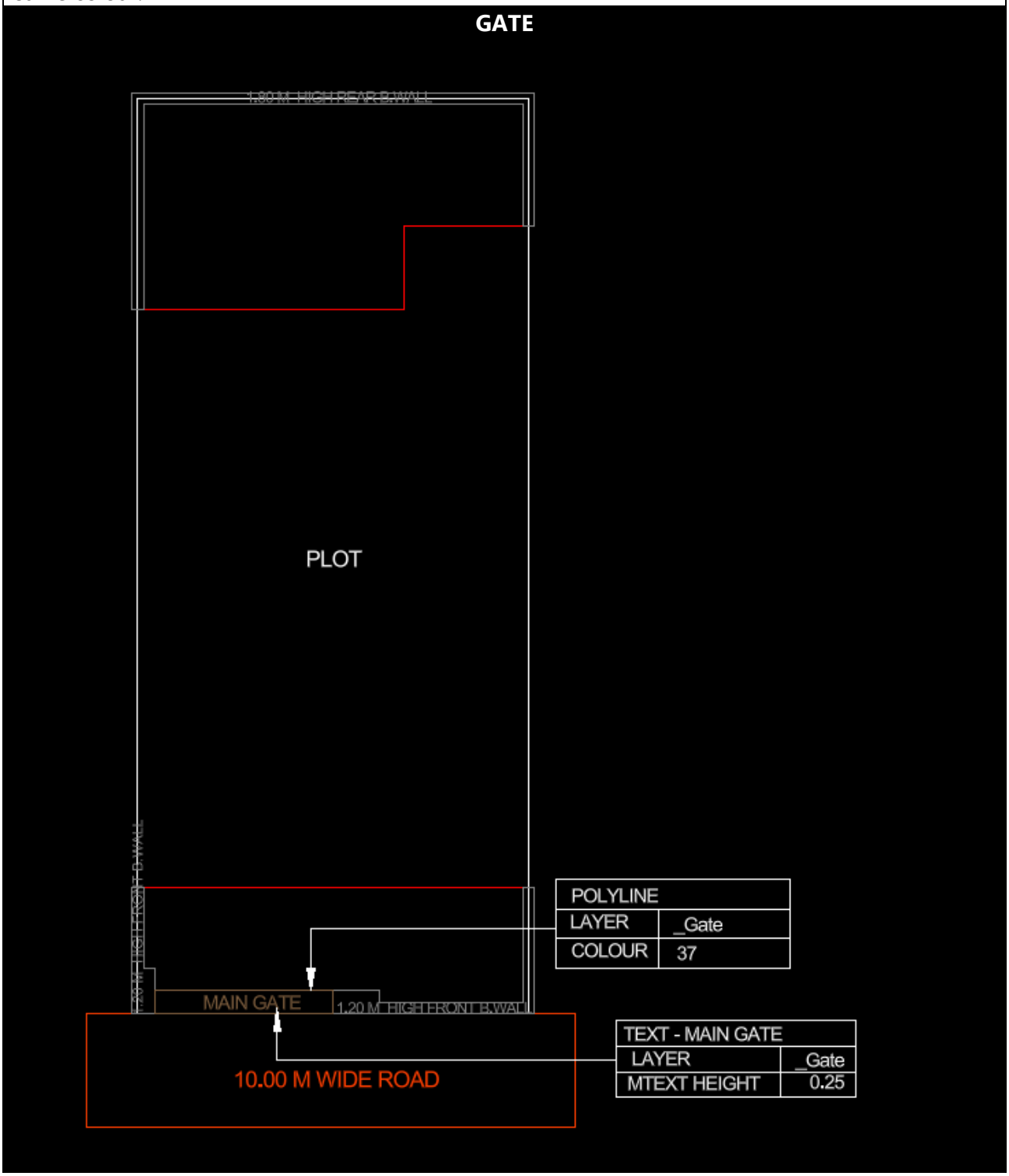


Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
5.	_MainRoad	20	0.30	default	-

Mark the abutting main road in the site plan using a polyline with colour number 20. Indicate the road width in the same colour using MText of height 0.30 (e.g., 10.00 M WIDE ROAD).

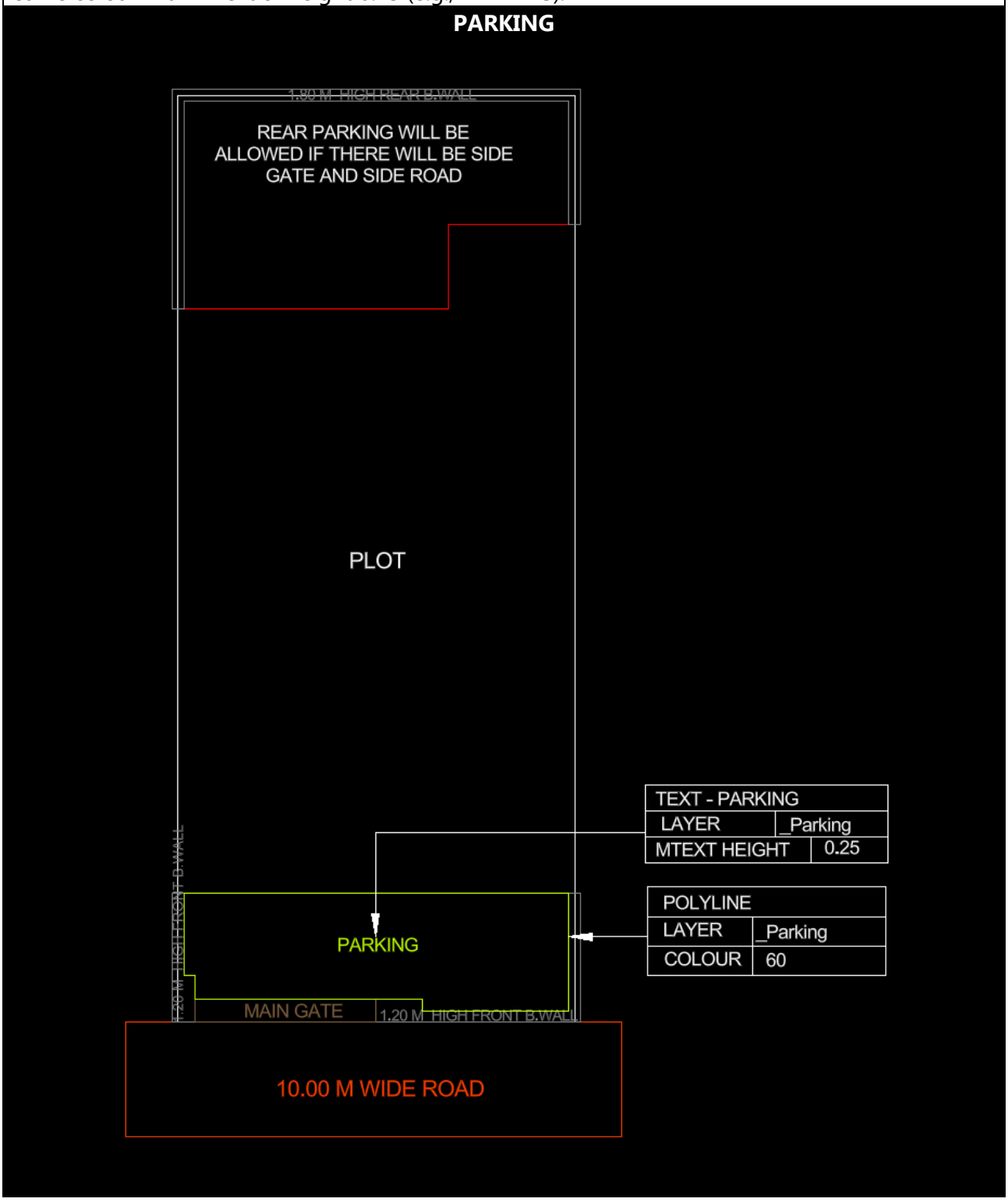


Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
6.	_Gate	37	0.25	default	-
Depict the main gate with a polyline in colour 37 and label it with MTEXT of height 0.25 in the same colour.					



Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
7.	_Parking	60	0.25	default	-

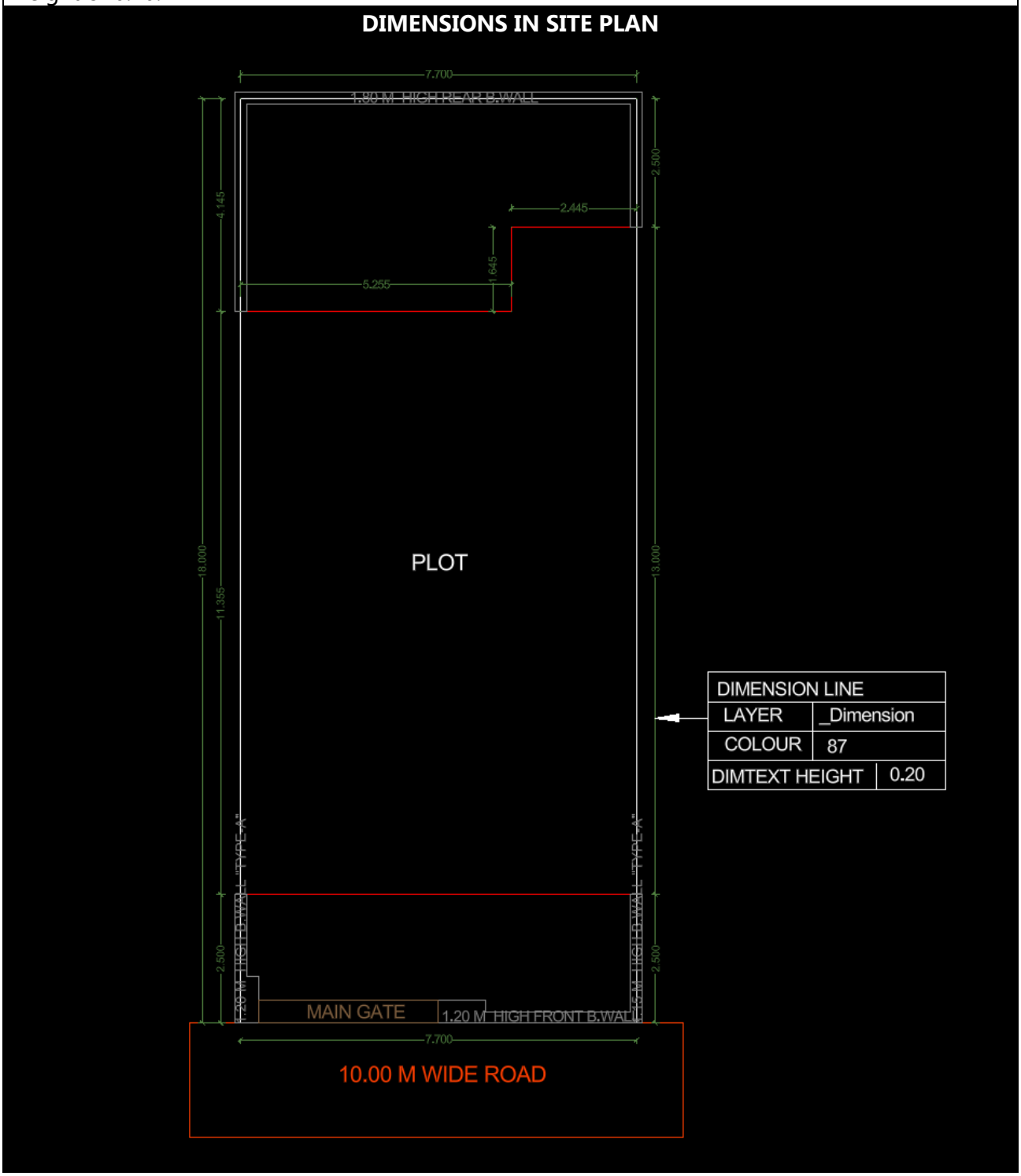
Depict the designated parking area in the floor plan using colour number 60. Indicate it in the same colour with MText of height 0.25 (e.g., PARKING).



Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
8.	_Dimension	87	-	default	0.20

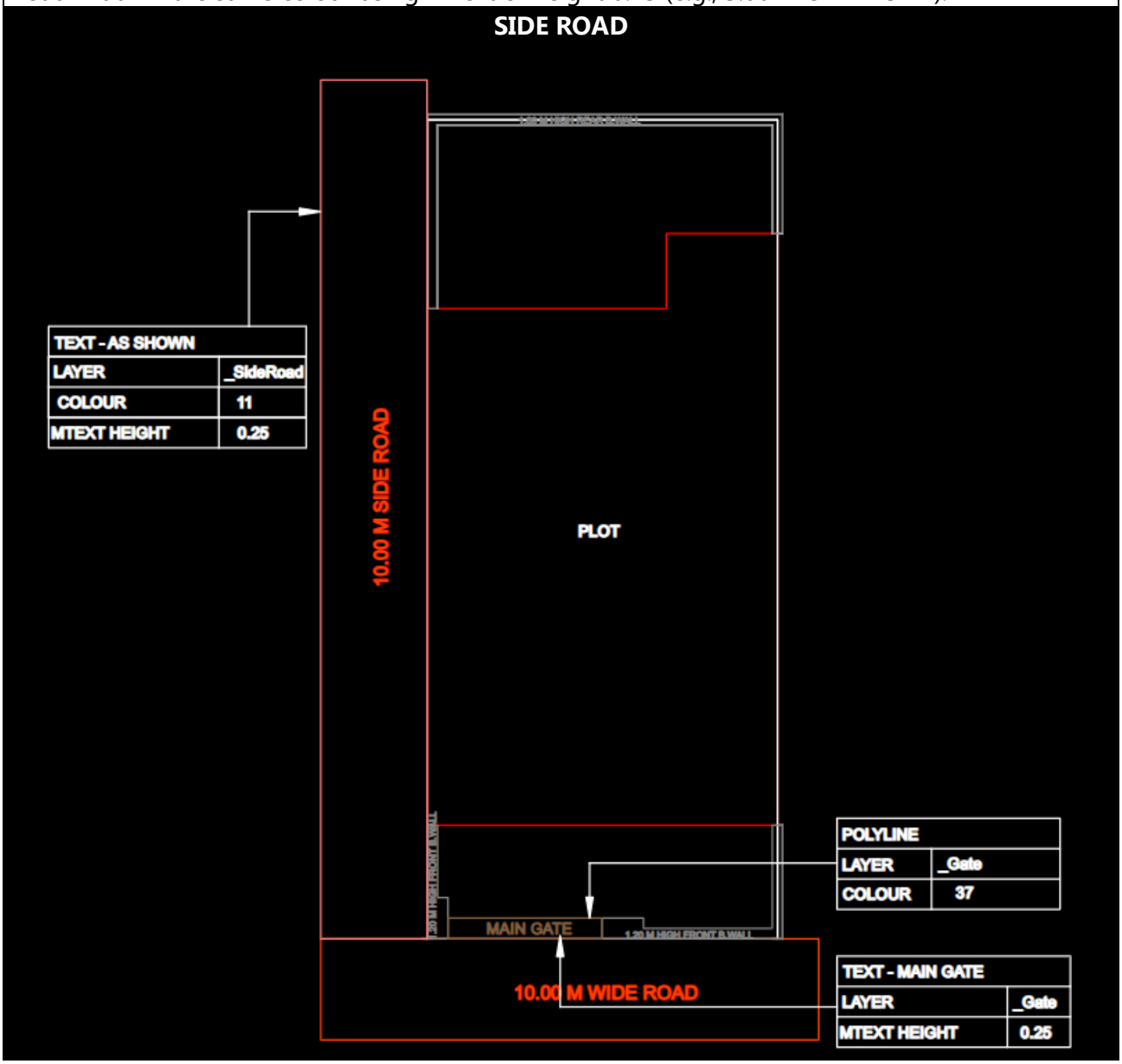
Dimensions of plot boundary, dimensions of building boundary and dimensions of front and rear setback must be mentioned in _Dimensions layer using colour number 87 and a dimension text height of 0.20.

DIMENSIONS IN SITE PLAN



Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
9.	_SideRoad	11	0.25	default	-

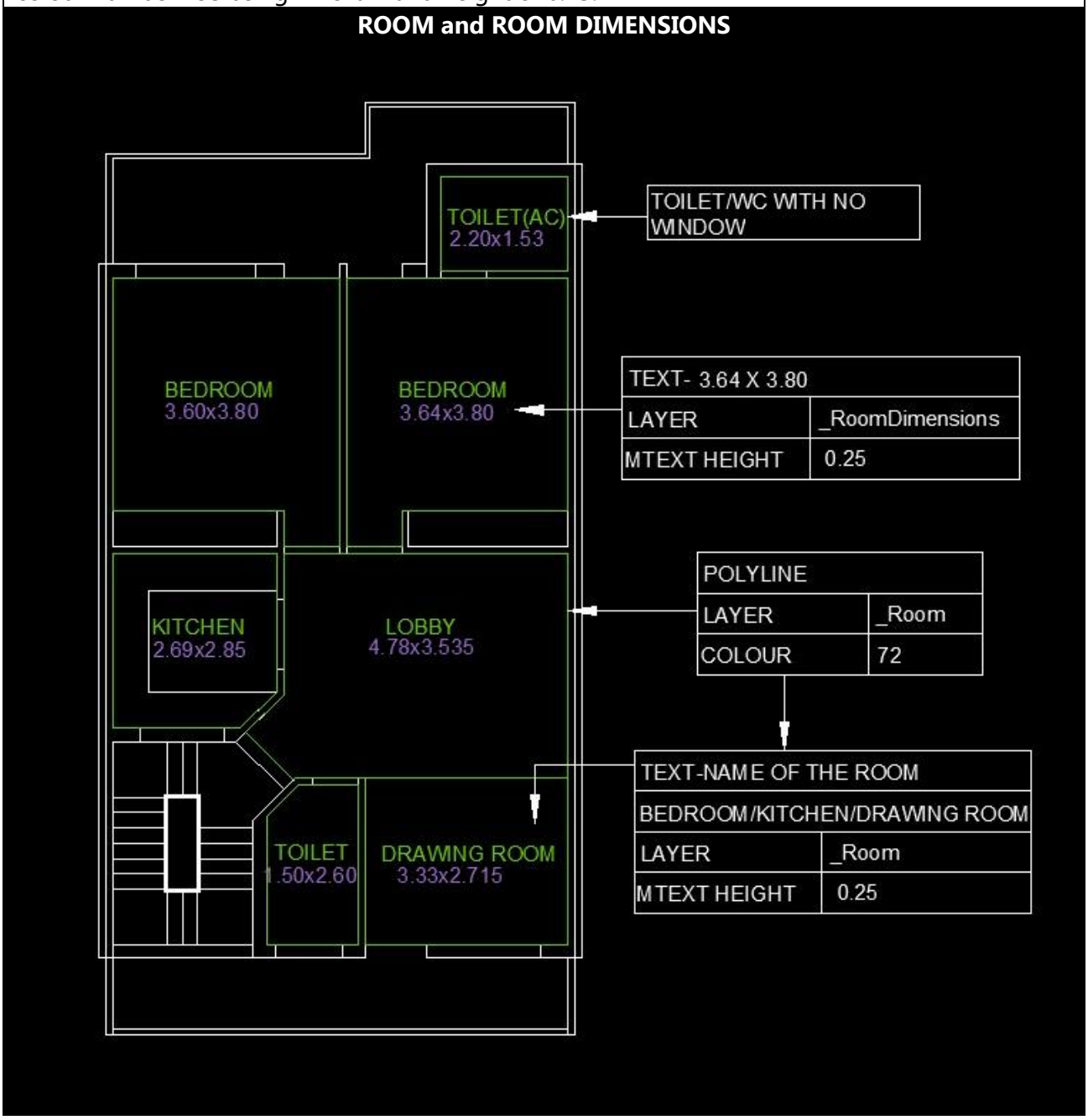
Mark the abutting side road in the site plan using a polyline with colour number 11. Indicate the road width in the same colour using MText of height 0.25 (e.g., 5.00 M SIDE ROAD).



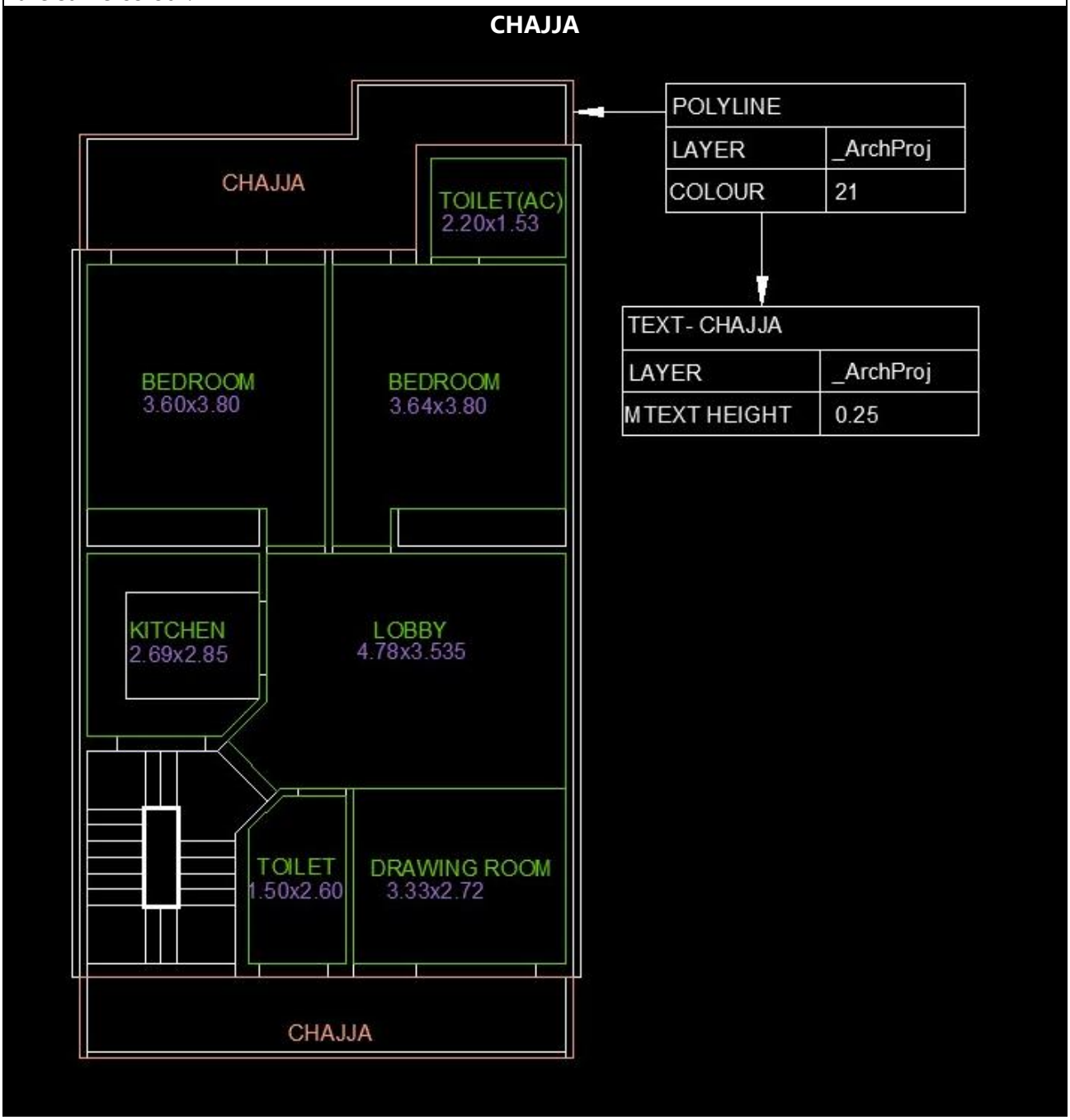
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
10.	_Room	72	0.25	default	-
11.	_RoomDimensions	193	0.25	default	-

In the floor plan, mark all rooms using colour number 72. Indicate room names in the same colour with MText of height 0.25. Write the room dimensions of all rooms in _RoomDimensions using colour number 193 using MText with a height of 0.25.

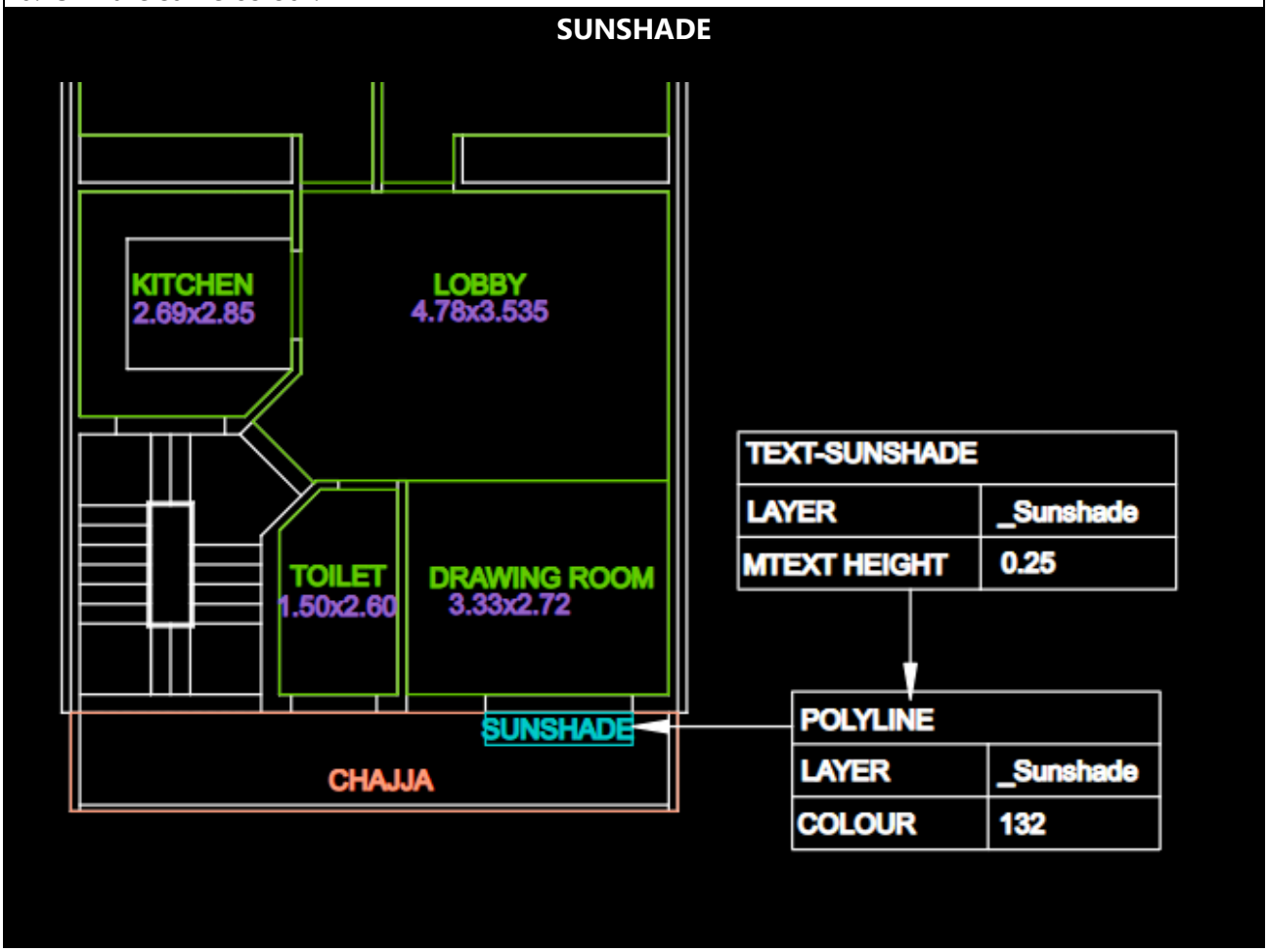
ROOM and ROOM DIMENSIONS



Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
12.	_ArchProj	21	0.25	default	-
Depict Chajja using colour number 21 in _ArchProj layer and label it with MTEXT of height 0.25 in the same colour.					

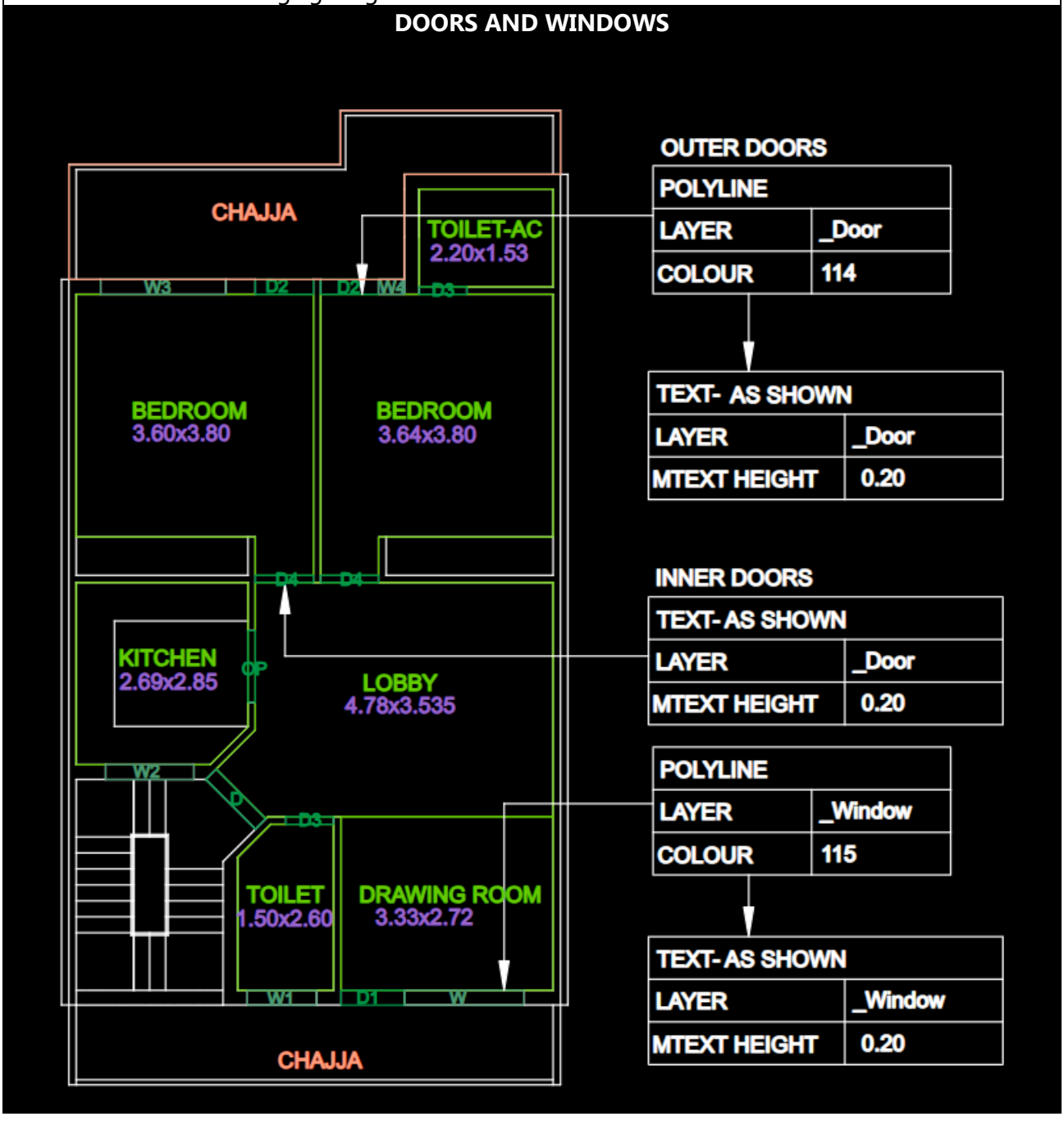


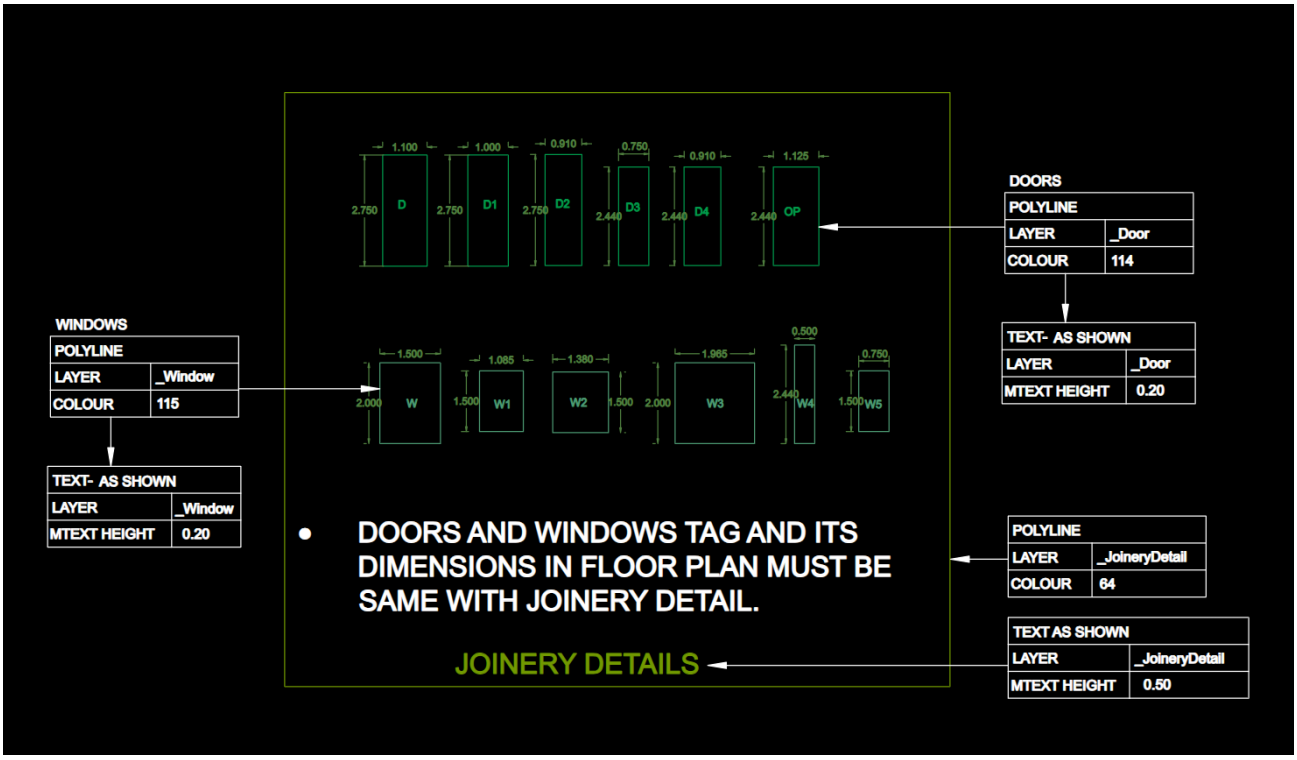
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
13.	_Sunshade	132	0.25	default	-
Depict Sun Shade using colour number 132 in _Sunshade layer and label it with MTEXT of height 0.25 in the same colour.					



Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
14.	_Door	114	0.20	default	-
15.	_Window	115	0.20	default	-
35.	_JoineryDetail	64	0.50	default	-

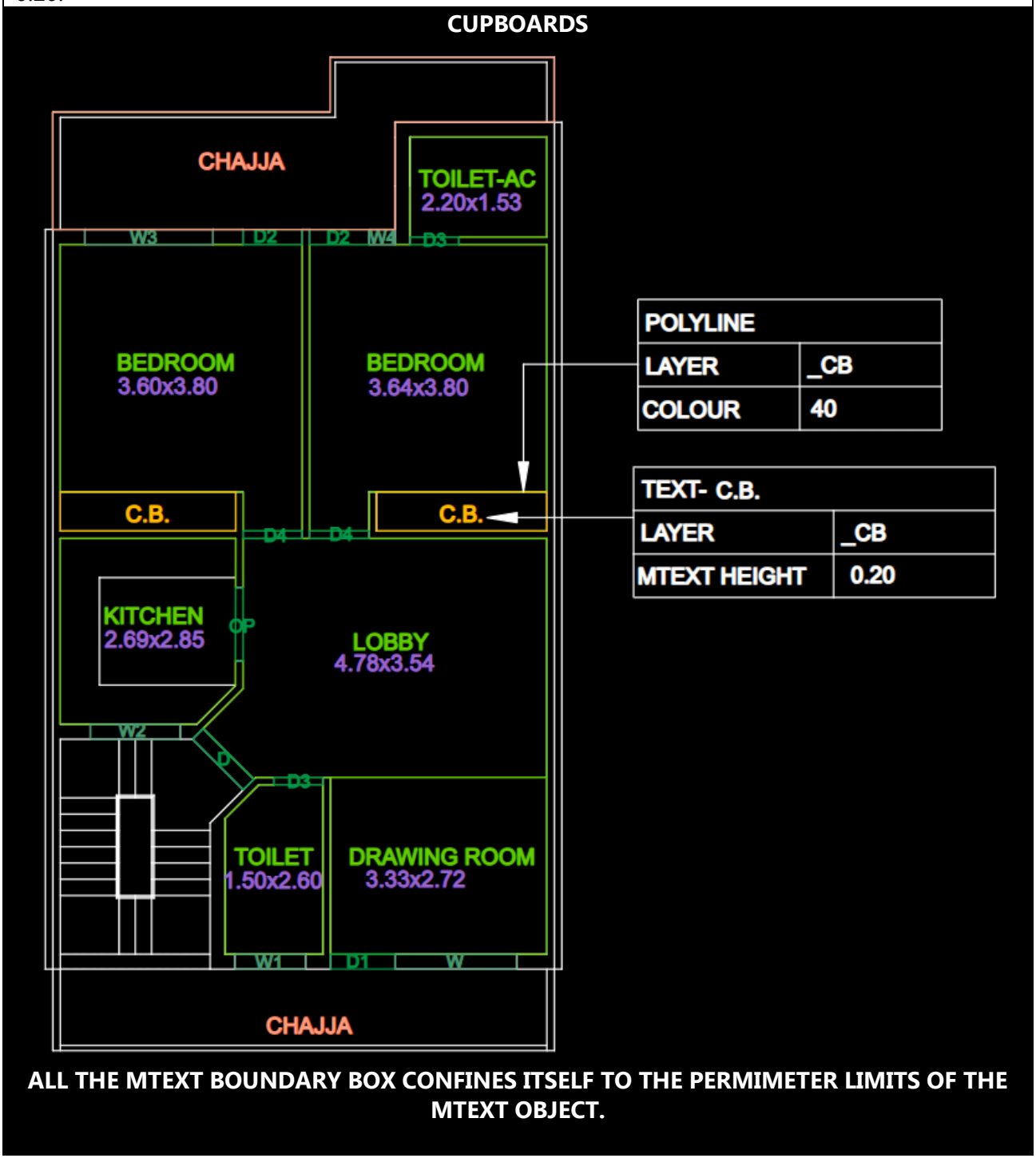
Draft all doors and windows on every floor in colours 114 and 115 respectively and label their numbers and dimensions in matching colours using MText (height 0.20). Note that all the doors and windows for checking lighting and ventilation should have different names on the same floor.




1.100
1.000
0.910
0.750
0.910
1.125
2.750
D
2.750
D1
2.750
D2
2.440
D3
2.440
D4
2.440
OP
DOORS
POLYLINE
LAYER _Door
COLOUR 114
TEXT- AS SHOWN
LAYER _Door
MTEXT HEIGHT 0.20
WINDOWS
POLYLINE
LAYER _Window
COLOUR 115
TEXT- AS SHOWN
LAYER _Window
MTEXT HEIGHT 0.20
1.500
1.085
1.380
1.965
0.500
0.750
2.000
W
1.500
W1
W2
1.500
2.000
W3
2.440
W4
1.500
W5
DOORS AND WINDOWS TAG AND ITS DIMENSIONS IN FLOOR PLAN MUST BE SAME WITH JOINERY DETAIL.
JOINERY DETAILS
POLYLINE
LAYER _JoineryDetail
COLOUR 64
TEXT AS SHOWN
LAYER _JoineryDetail
MTEXT HEIGHT 0.50

Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
16.	_CB	40	0.20	Default	-

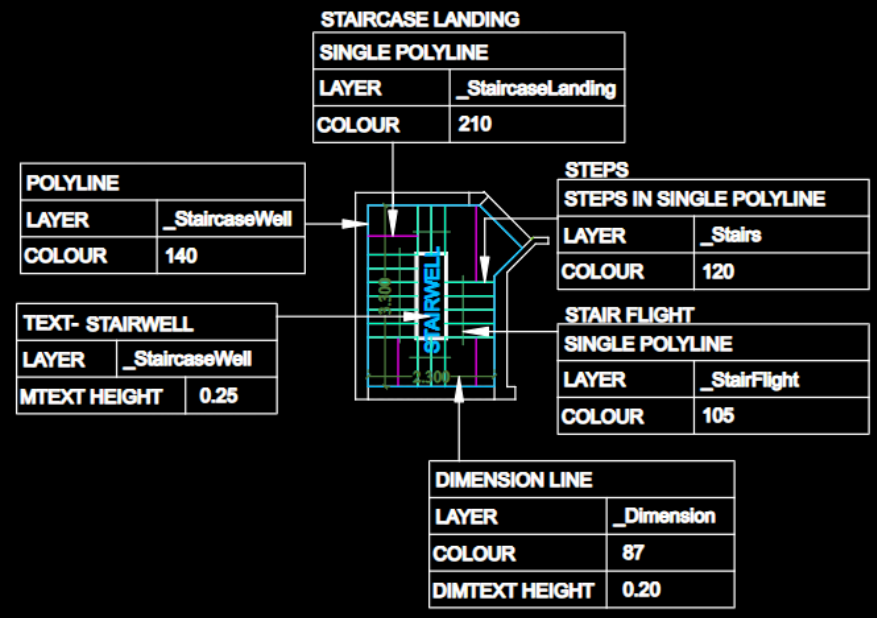
Depict all cupboards using colour number 40 and late them in same layer with Mtext of height 0.20.



Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
17.	_StaircaseWell	140	0.25	default	-
18.	_Stairs	120	-	default	-
19.	_StairFlight	105	-	default	-
20	_StaircaseLanding	210	-	default	-

1. Draft the staircase well in colour 140, covering all stair-related components, and label it "STAIRWELL" at the centre of the polygon using MText (height 0.25). Show dimensions inside the staircase well on the _Dimension layer, with the specified colour number and dimension text height of 0.20.
2. Draft all stairs within the staircase well using polylines in colour 120.
3. Connect all stairs on each flight with polylines in colour 105.
4. Indicate a staircase landing, wherever applicable, by drafting a polyline between the last stair and the opposite wall in colour 210.

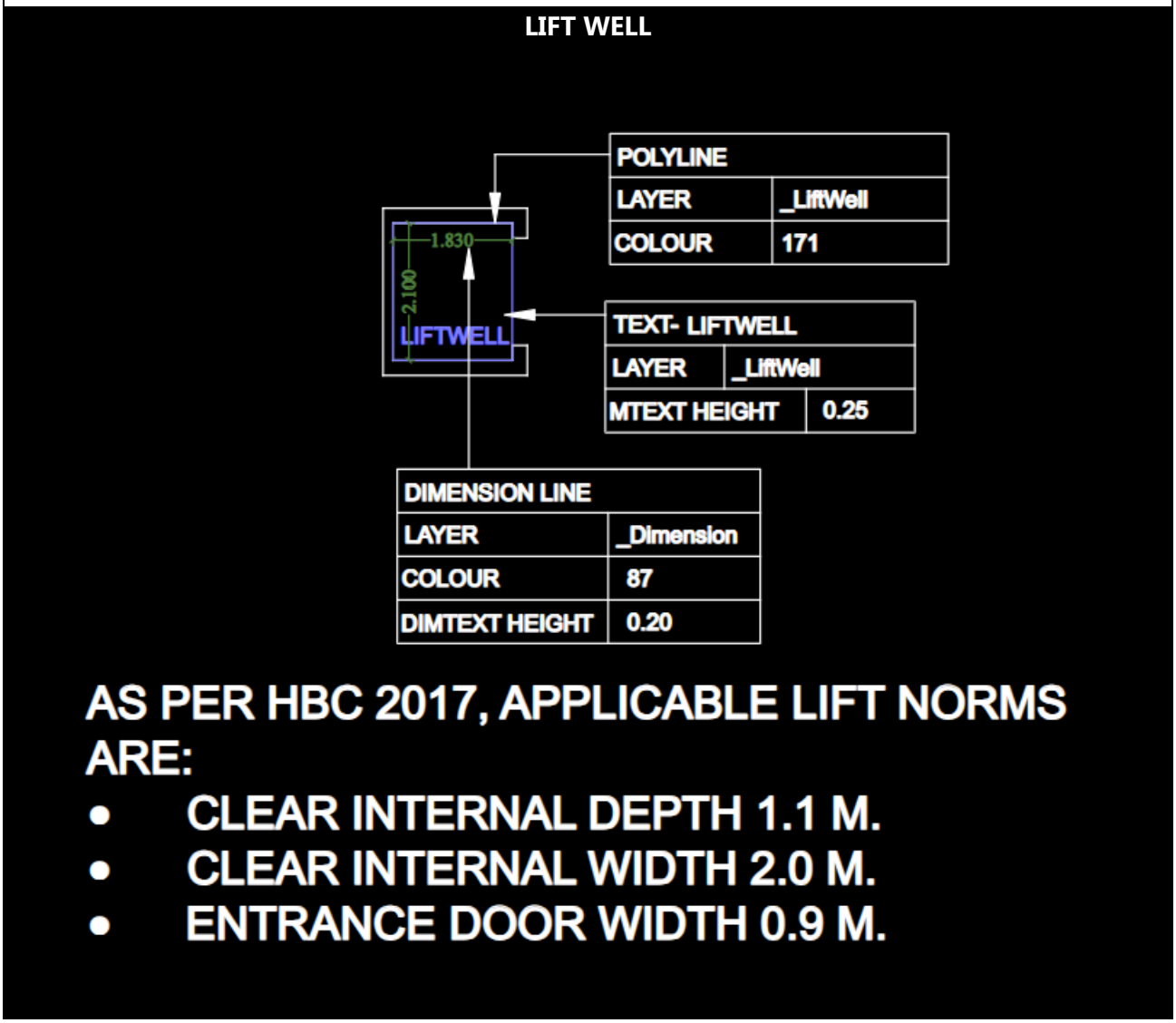
STAIRS, STAIRCASE WELL, STAIRCASE FLIGHT and STAIRCASE LANDING



- STAIRFLIGHT LAYER POLYLINE MUST BISECT WITH STAIRS LAYER FOR STEPS CALCULATION.
- IF ANY STAIRCASE STARTS FROM FIRST FLOOR AND ABOVE THAN ON STARTING FLOOR STAIRWELL MARKING WILL NOT BE DONE STEPS AND LANDING AND FLIGHT MARKING WILL BE DONE.

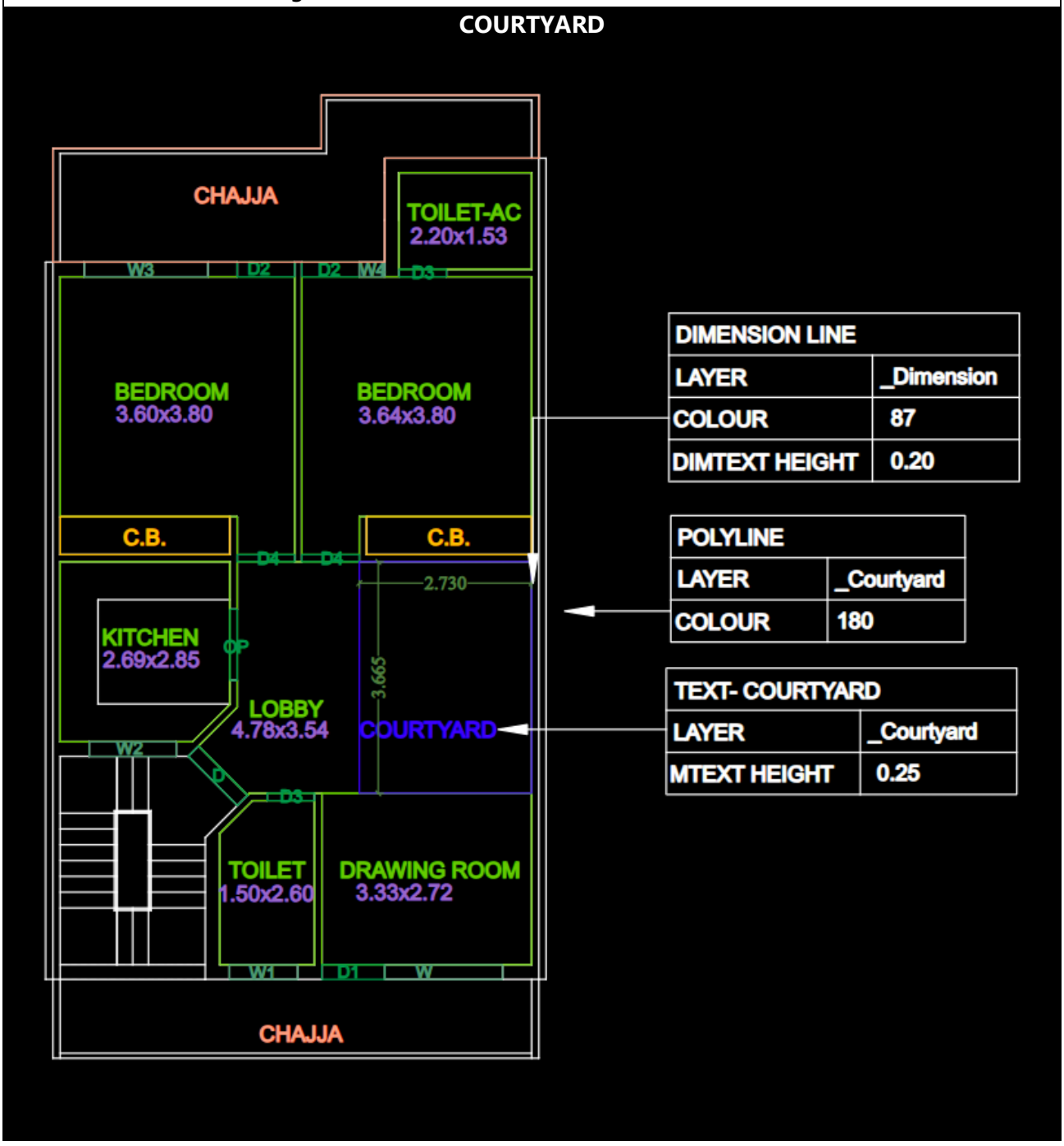
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
21.	_LiftWell	171	0.25	default	-

Draft the lift well in colour 171, label it "LIFTWELL" at the centre of the polygon using MText of height 0.25. Show dimensions inside the lift well on the _Dimension layer using colour number 87 and dimension text height of 0.20.



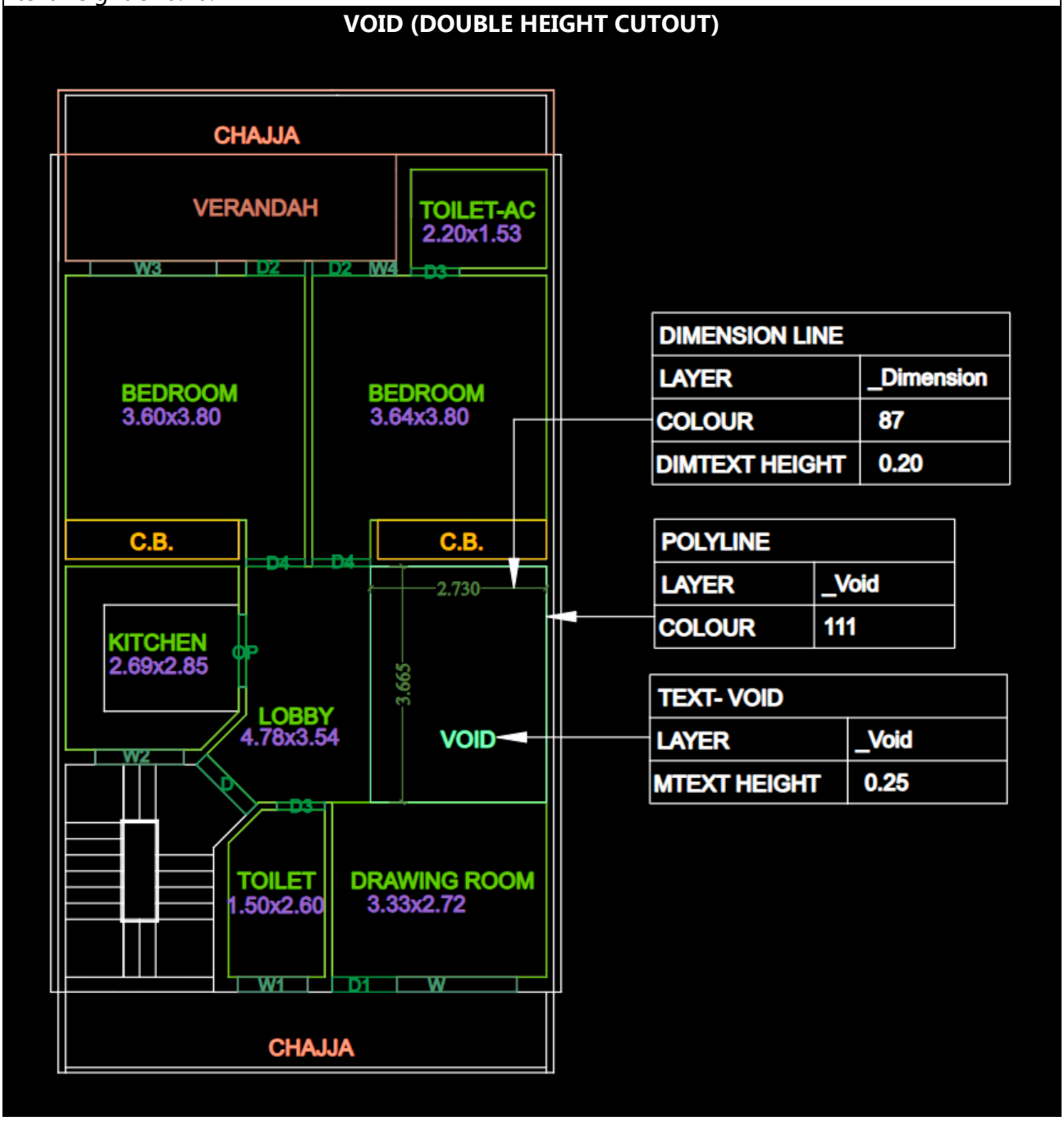
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
22.	_Courtyard	180	0.25	default	-

Depict courtyard in colour 180, label it as "COURTYARD" at the centre of the polygon using MText of height 0.25. Show dimensions inside the courtyard on the _Dimension layer using colour number 87 and dimension text height of 0.20.



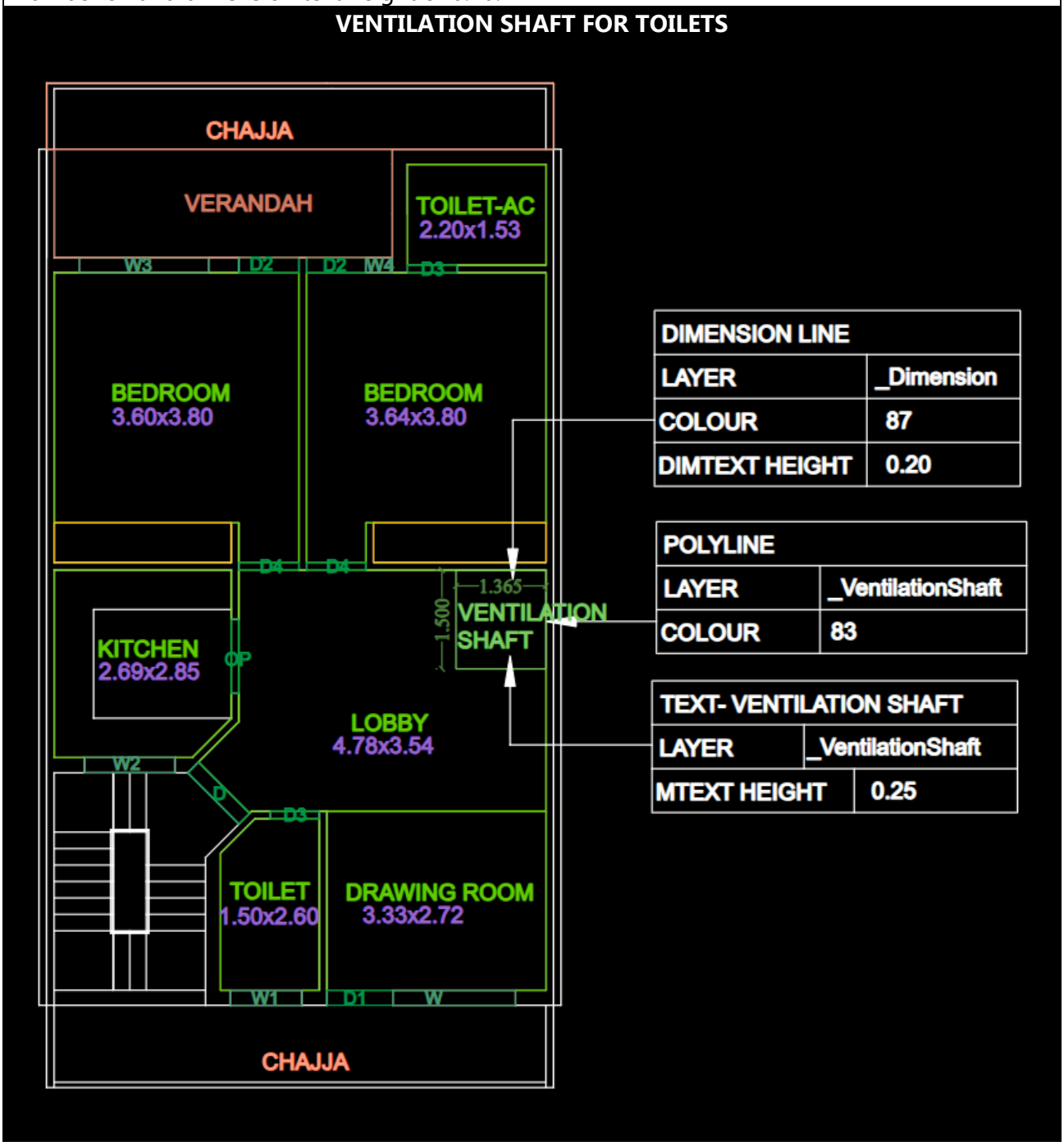
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
23.	_Void	111	0.25	default	-

Depict void using colour number 111 and label it with MTEXT of height 0.25 in the same colour. Show dimensions inside the void on the _Dimension layer using colour number 87 and dimension text height of 0.20.



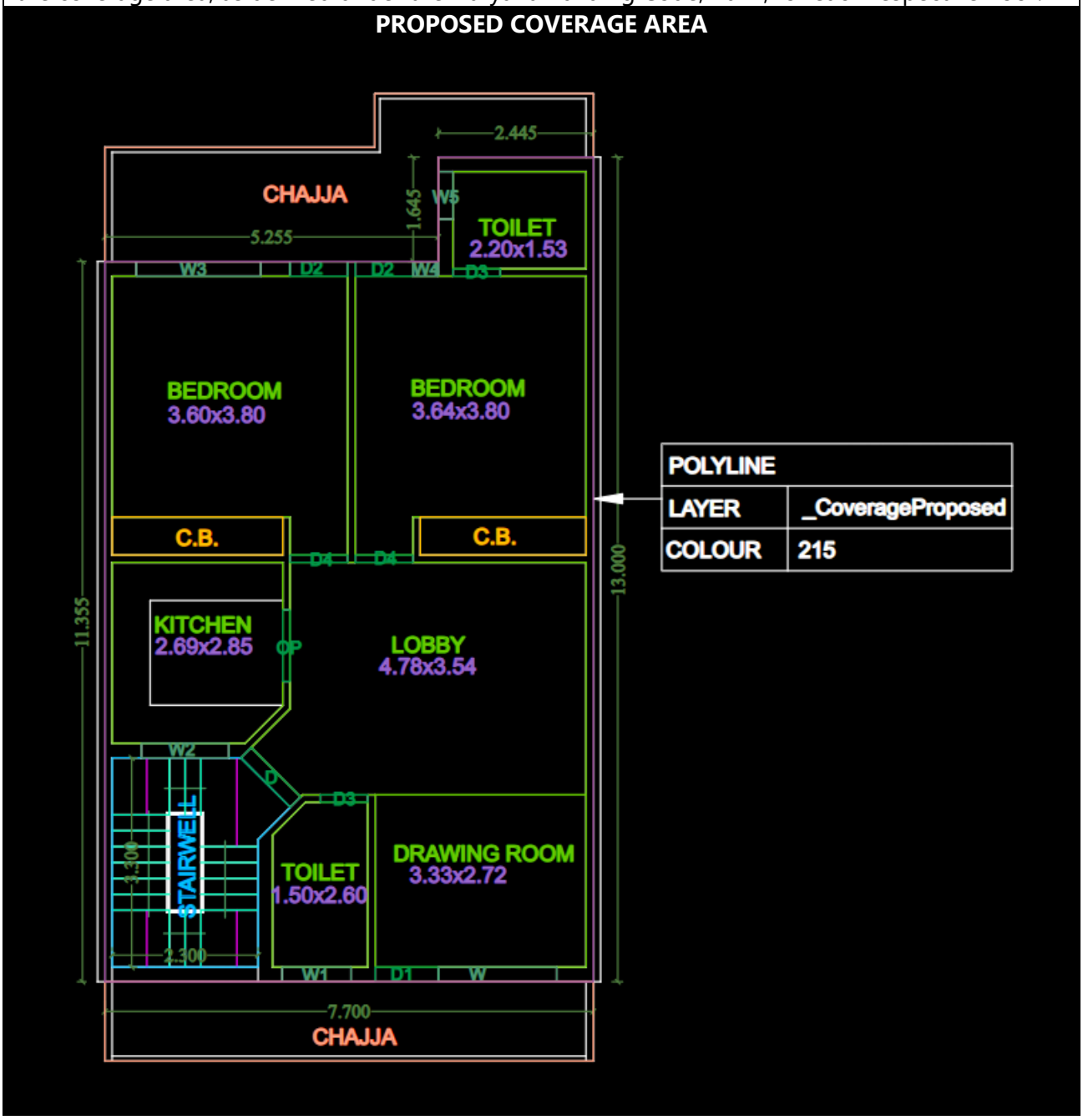
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
24.	_VentilationShaft	83	0.25	default	-

Depict the ventilation Shaft/duct using colour number 83 and label it with MText of height 0.25 in the same colour. Show dimensions inside the ventilation shaft on the _Dimension layer using colour number 87 and dimension text height of 0.20.



Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
25.	_CoverageProposed	215	-	default	-

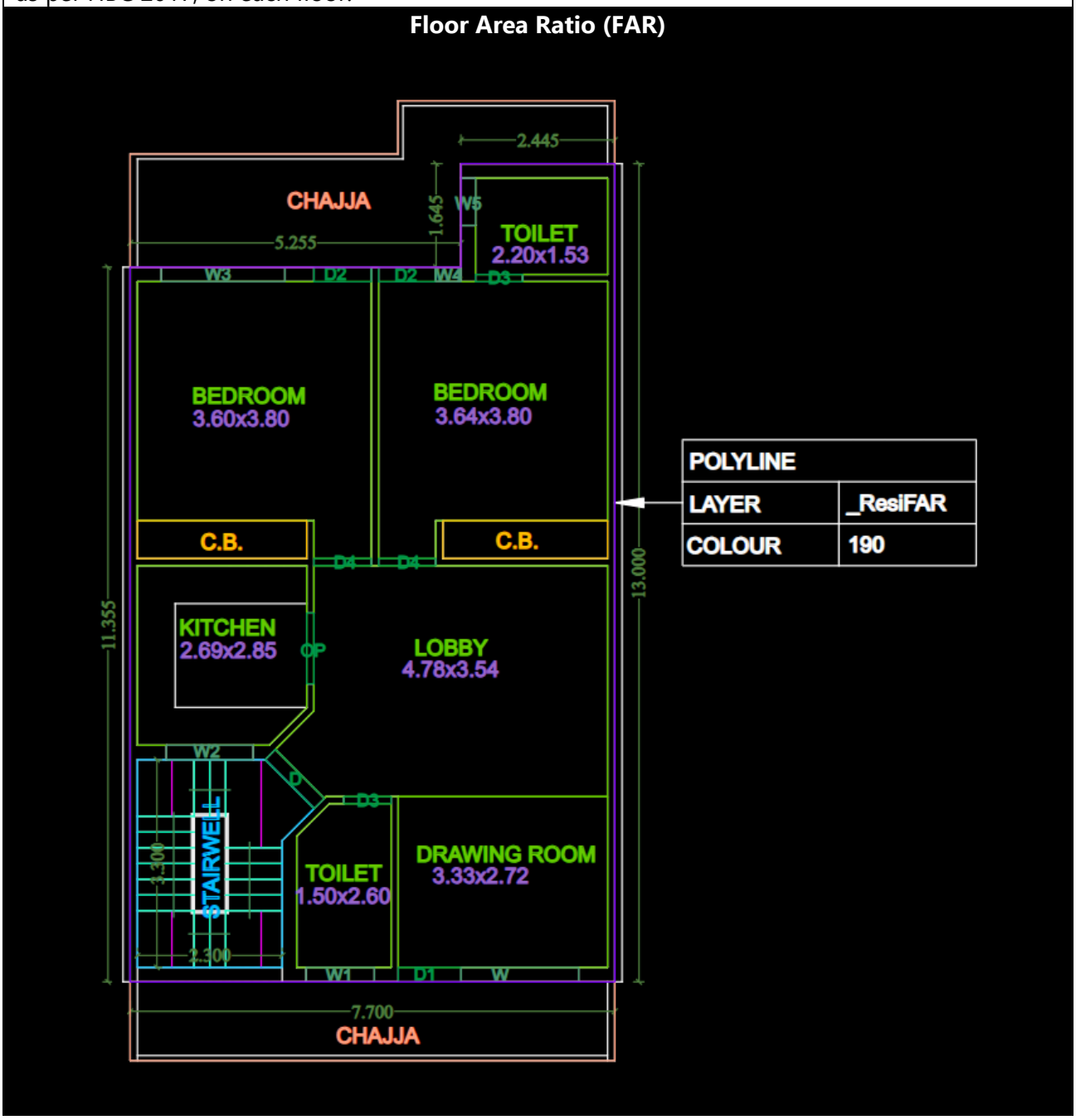
The _CoverageProposed layer shall be applied to all proposed floors of the building and part of floors, using colour 215. This layer shall cover all proposed building components that fall within the coverage area, as defined under the Haryana Building Code, 2017, for each respective floor.



Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
26.	_ResiFAR	190	-	Default	-

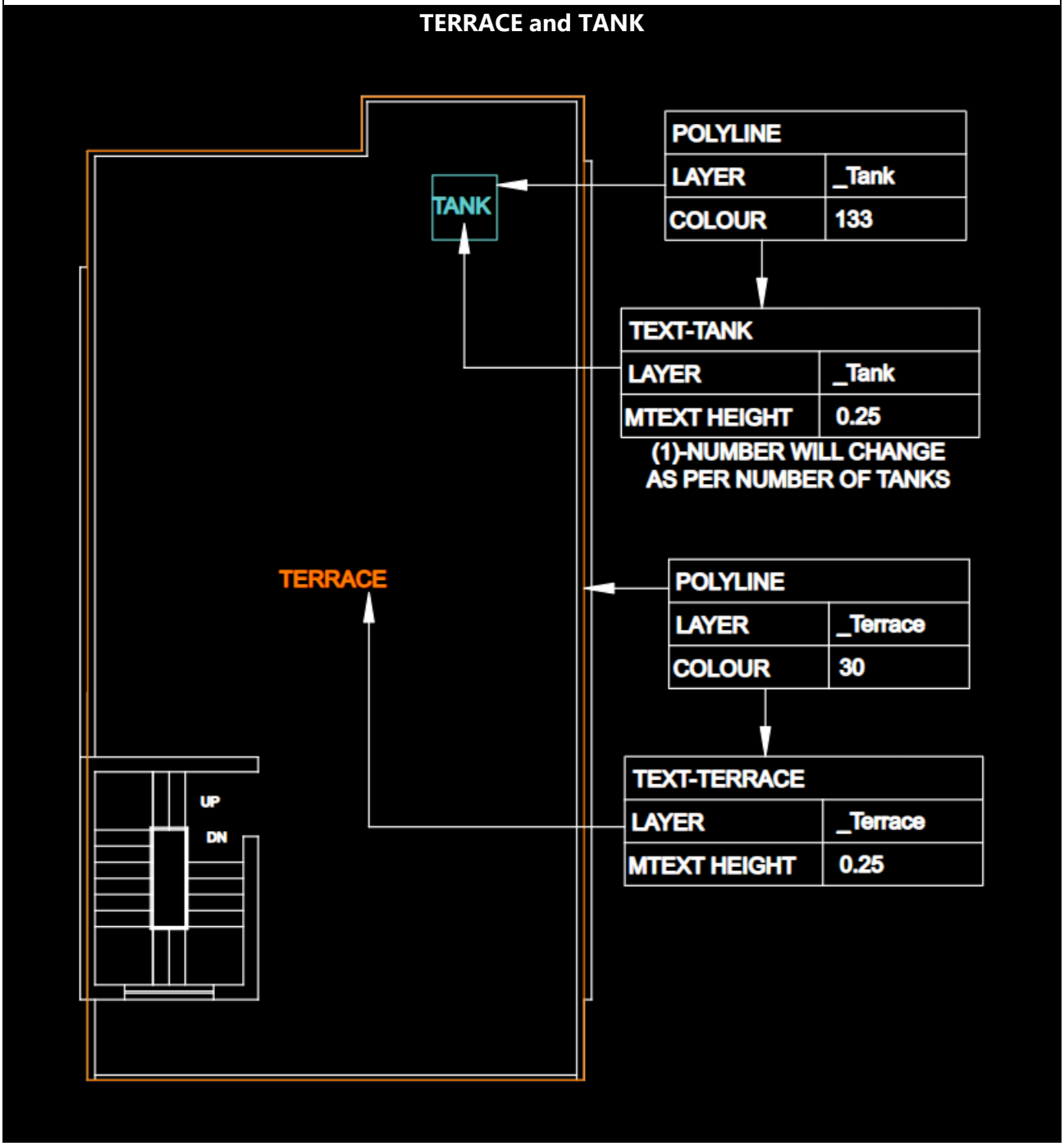
Add the _ResiFAR to all floors of the building, including the parking and terrace floors, using colour number 190. The _ResiFAR layer shall include all building components that fall under the FAR area, as per HBC 2017, on each floor.

Floor Area Ratio (FAR)



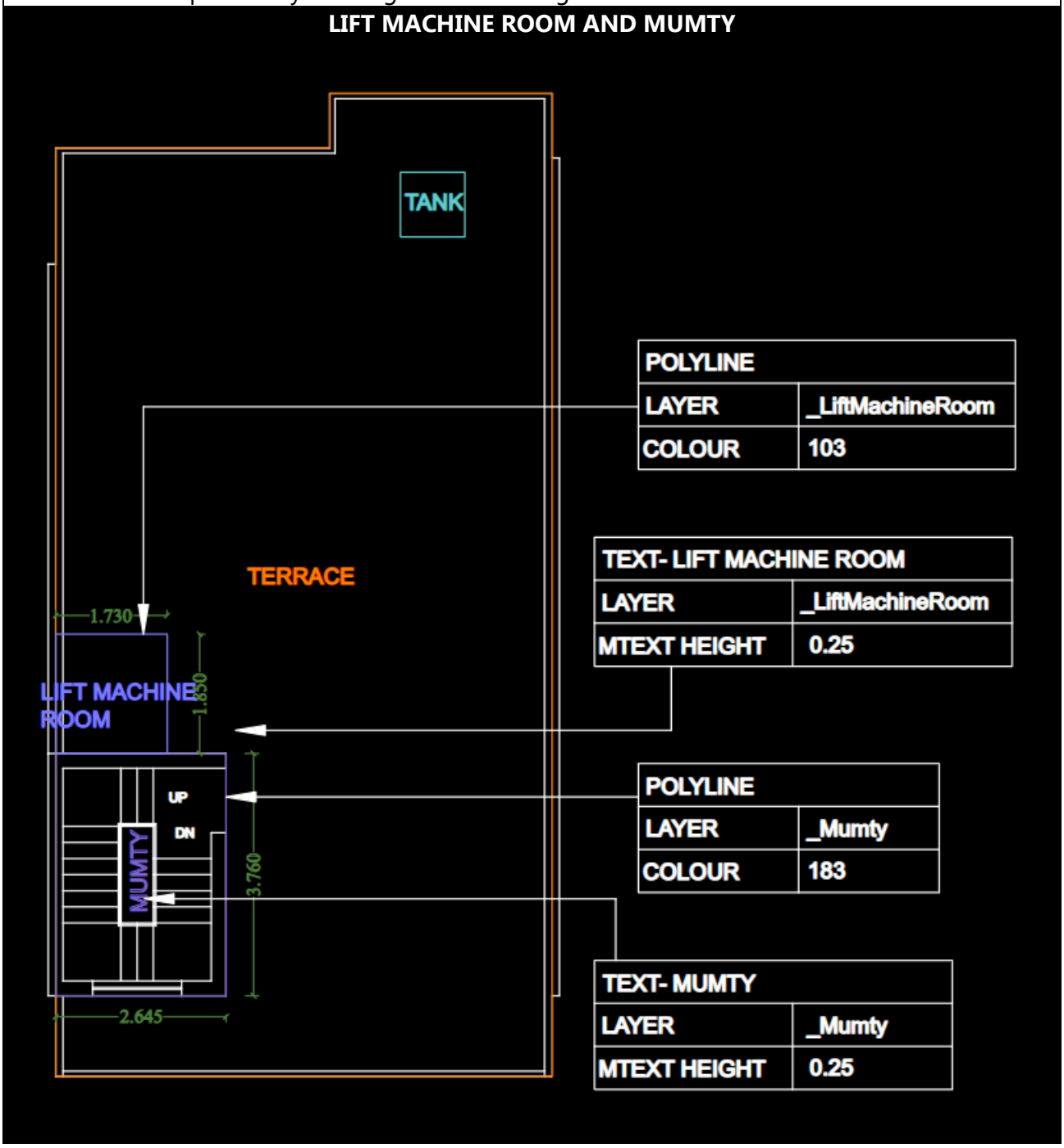
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
27.	_Terrace & _Tank	30 & 133	0.25	default	-

1. The terrace shall be marked in the _Terrace layer using colour 30 and labeled with MText of height 0.25.
2. Water tank(s) shall be marked in the _Tank layer using colour 133 and labeled with MText of height 0.25. In case multiple tanks are provided, each shall be distinctly numbered.

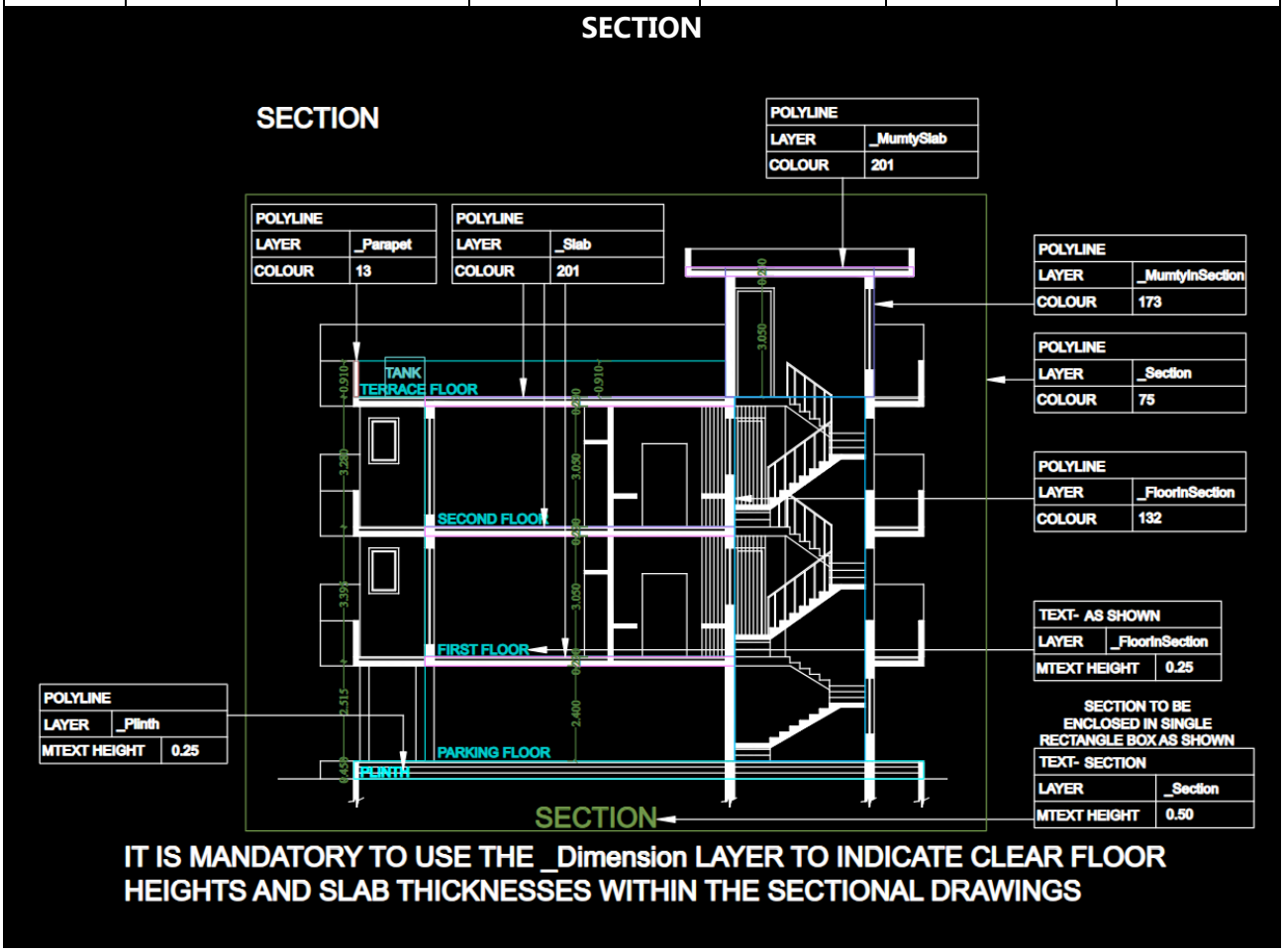


Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
28.	_LiftMachineRoom & _Mumty	103 & 183	0.25	default	-

Depict lift machine room using colour number 103 and mumty using colour number 183. Label them in their respective layers using Mtext with height of 0.25.

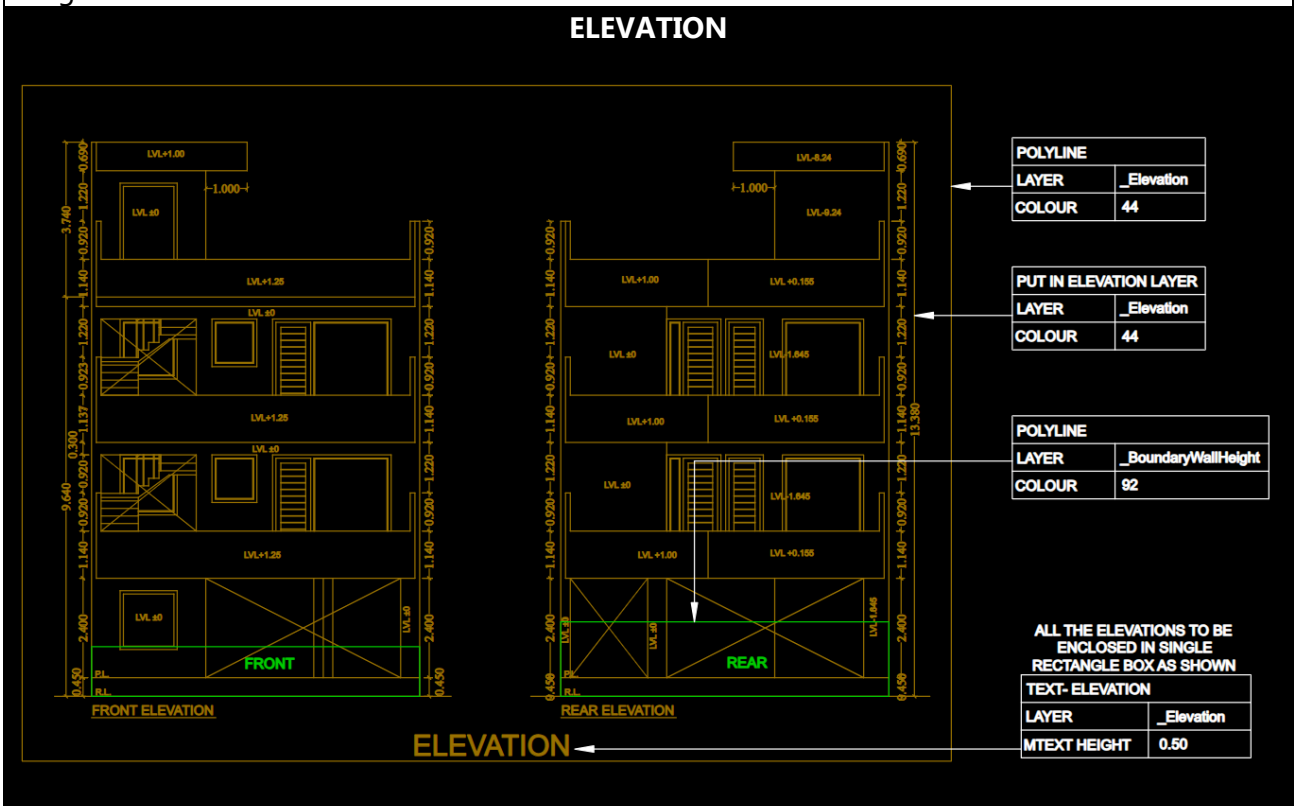


Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
29.	_MumtyInSection	173	-	default	-
30.	_Slab	211	-	default	-
31.	_MumtySlab	201	-	default	-
32.	_Floor	153	0.50	default	-
33.	_Section	75	0.50	default	-
34.	_Parapet	13	-	default	-
38.	_Plinth	130	0.25	default	-



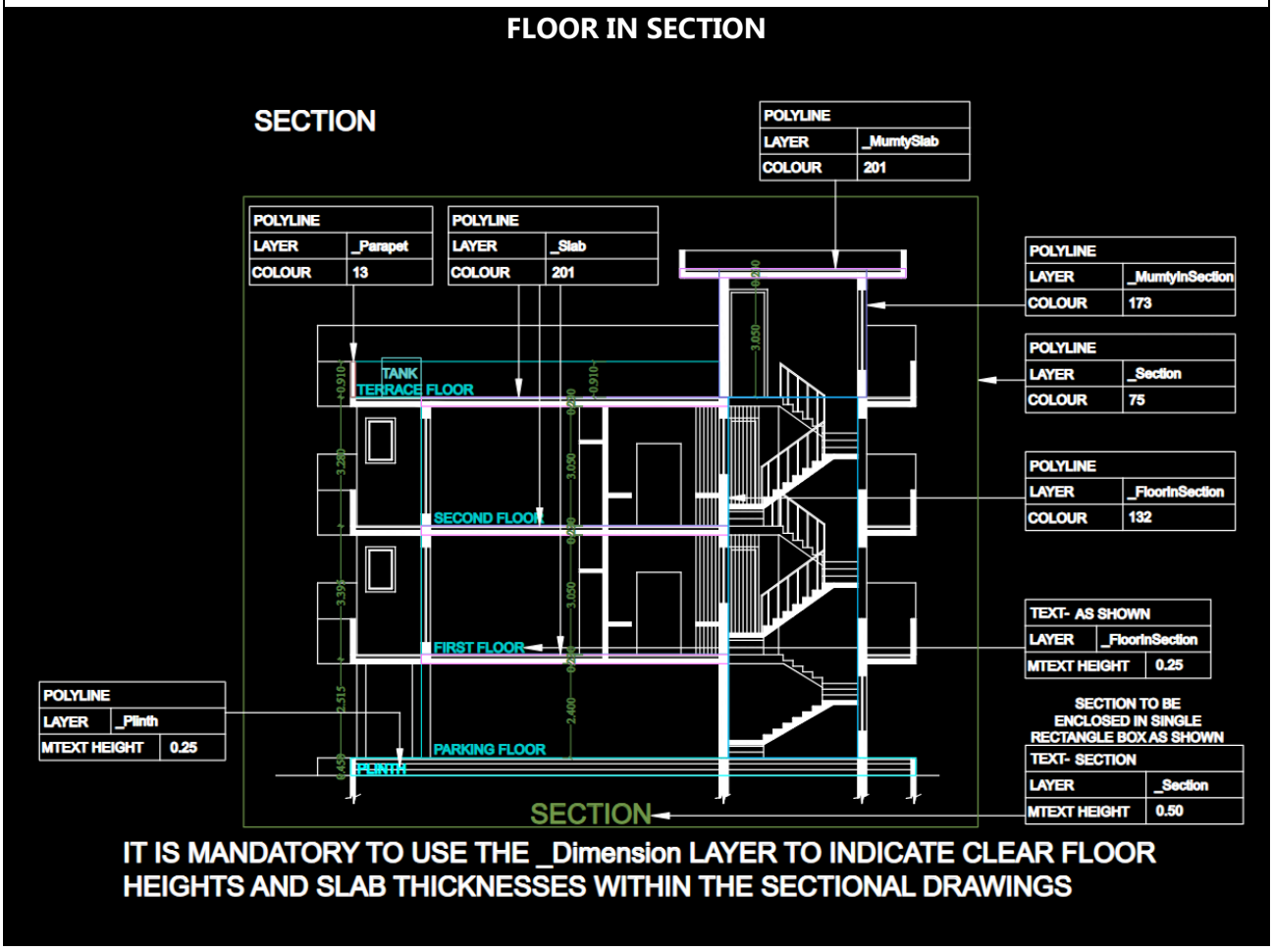
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
36.	_Elevation	44	____	default	____

Draft each floor plan within the _Floor layer using colour number 153. Indicate the floor number (e.g., FIRST FLOOR PLAN) at the bottom left corner of the enclosed rectangle using Mtext with height of 0.50.



Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
37.	_FloorInSection	132	0.25	default	-

1. In the Section drawing, provide a floor-wise demarcation for all floors, including the plinth, using colour number 132.
2. Indicate the floor number (e.g., FIRST FLOOR) at the bottom-left corner of the polygon with MText of height 0.25 in _FloorInSection layer.
3. Section must be placed in the enclosed rectangle in _Section layer and label it as "SECTION" using Mtext with height of 0.50.

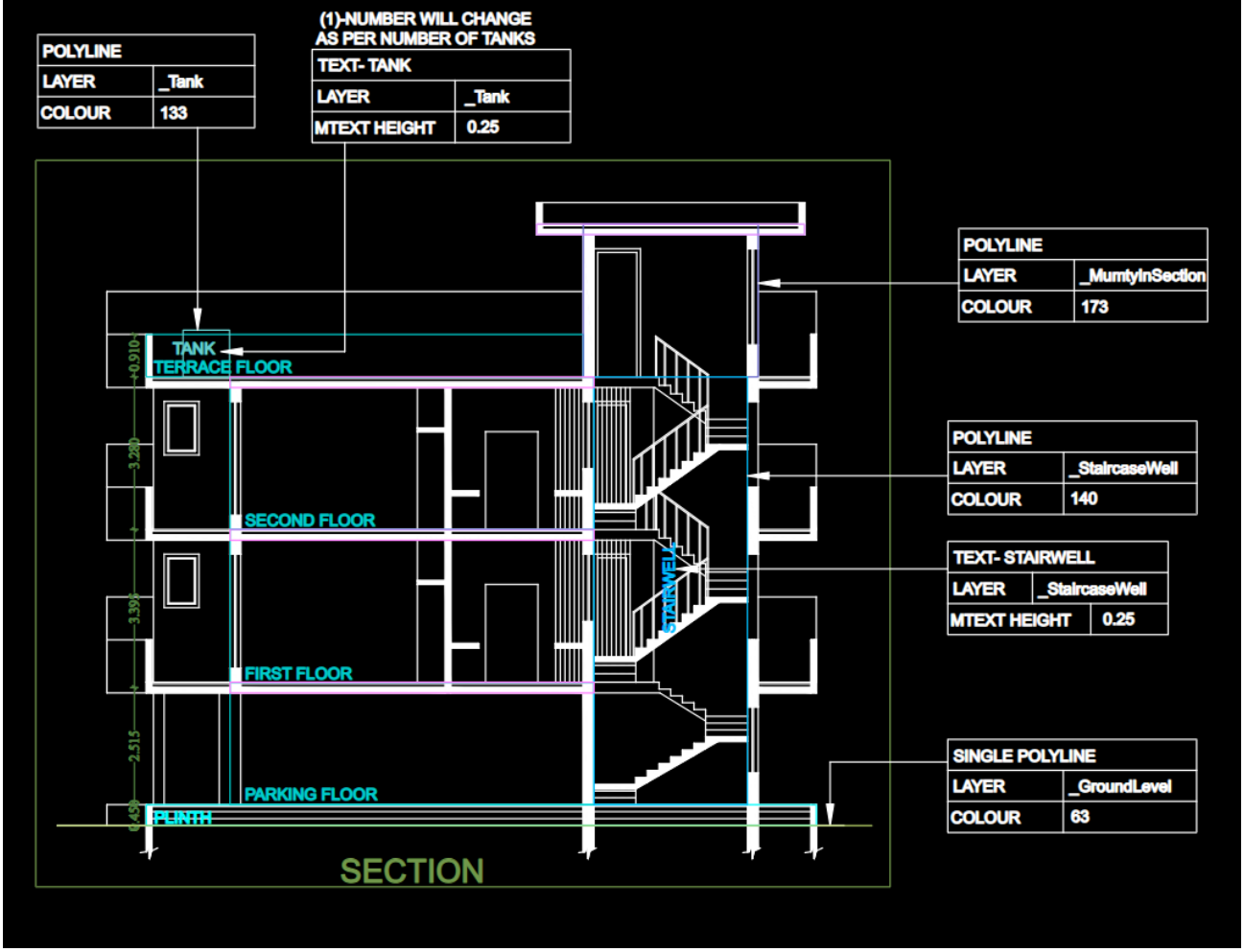


Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
39.	_GroundLevel &_MumtyInSection	63 &173	____	default	____

In the Section drawing:

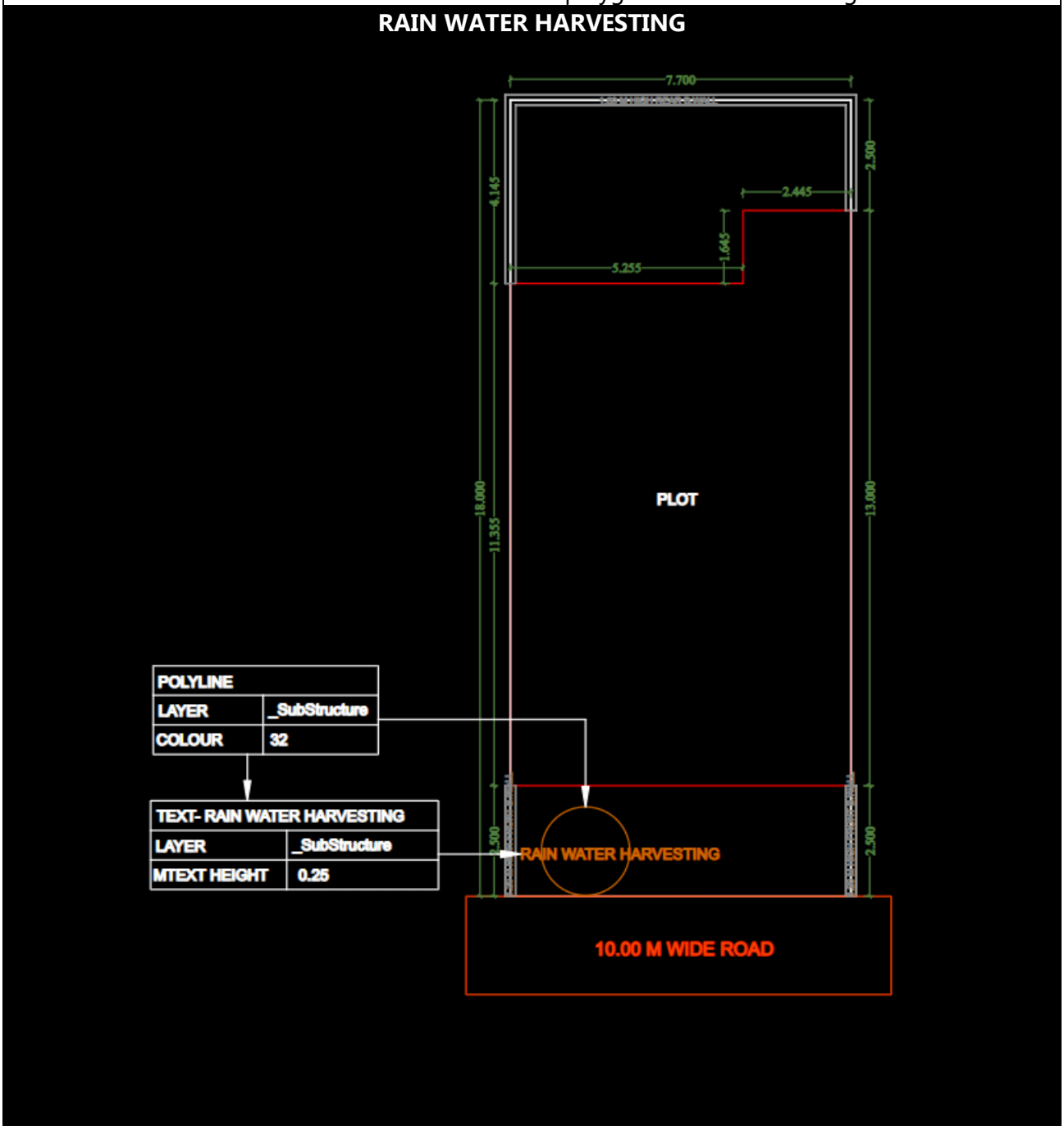
1. Draft the ground level polyline, separating the sub-structure and super-structure, in the _Groundlevel layer using colour number 63.
2. Draft the mumty on the terrace floor, as per the plan, using colour number 173.
3. Add tank and staircase well in section in their respective layers using Mtext with height of 0.25.
4. Each tank shall be labelled with MText indicating its number. Where multiple tanks are provided, the total number of tanks shall be specified in the MText (e.g., (O/H) TANK (3)).

GROUND LEVEL and MUMTY IN SECTION



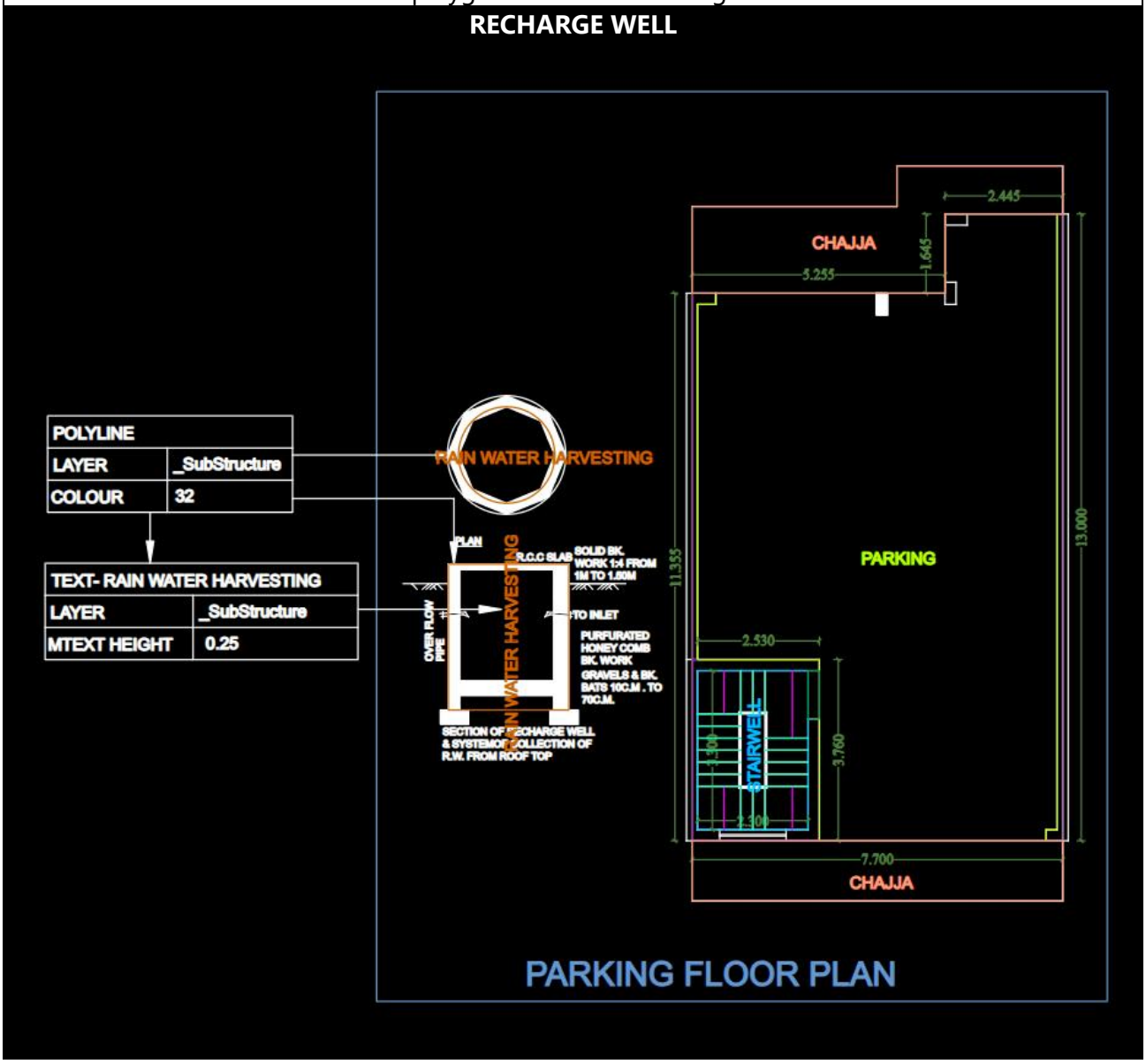
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
40.	_SubStructure	32	0.25	default	____

Depict the substructure in the site plan in a layer using colour number 32. Label the substructure as "RAIN WATER HARVESTING" at the centre of the polygon with MText of height 0.25.



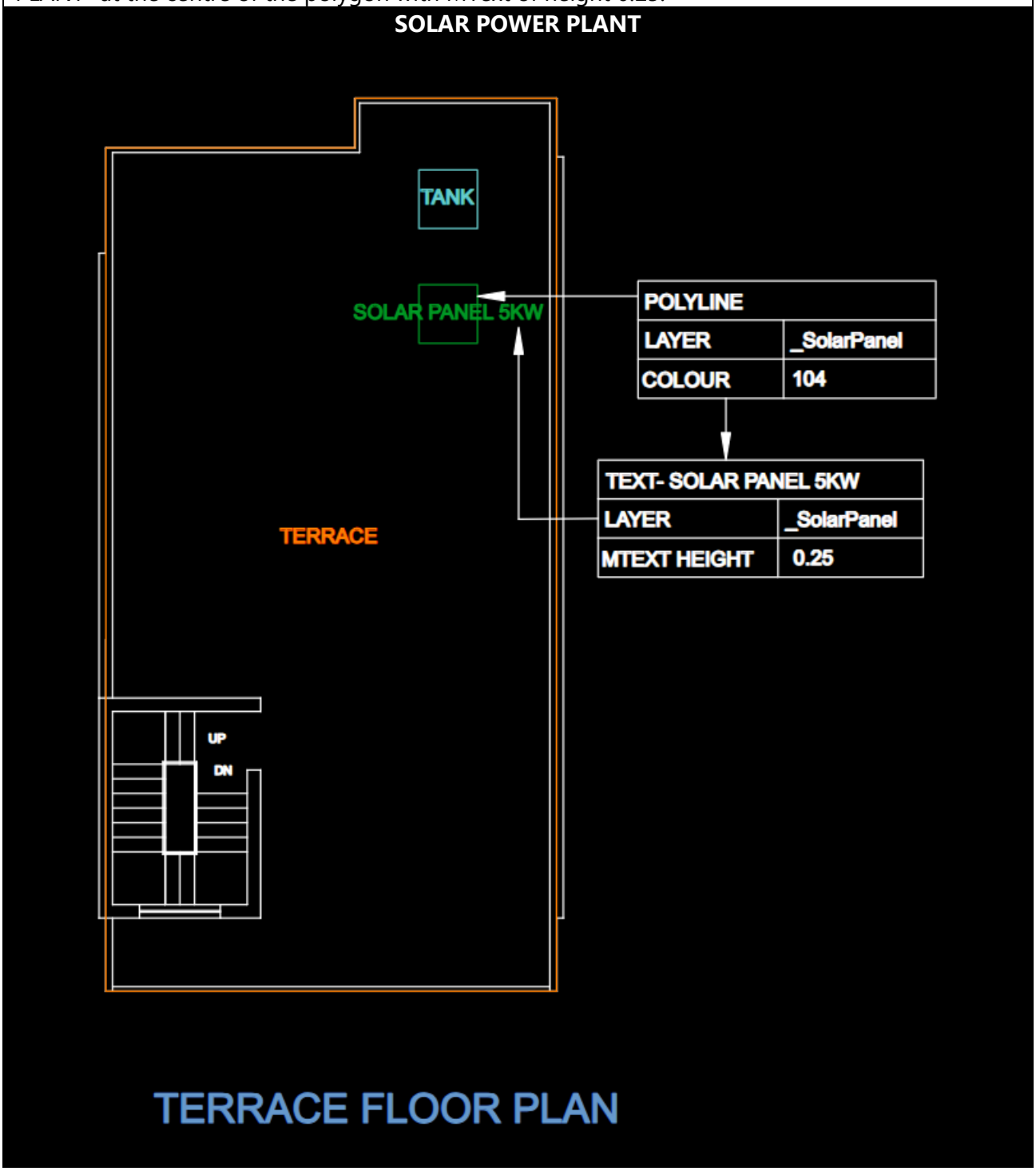
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
40.	_SubStructure	32	0.25	default	____

Depict recharge well using colour number 32. Label the substructure as "RAIN WATER HARVESTING" at the centre of the polygon with MText of height 0.25.



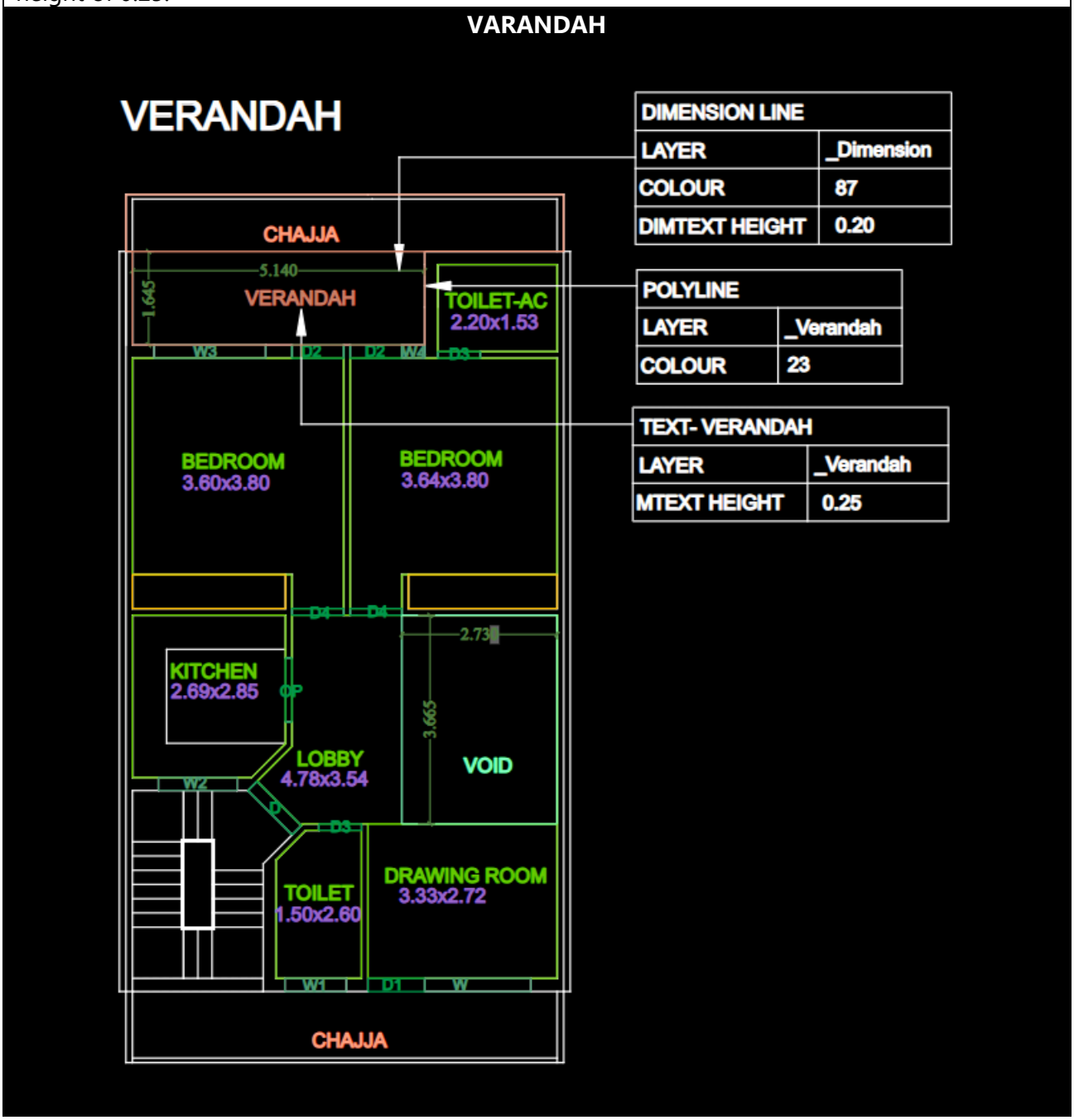
Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
41.	_SolarPanel	104	0.25	default	-

Draft the solar power plant using colour number 32. Label the substructure as "SOLAR POWER PLANT" at the centre of the polygon with MText of height 0.25.

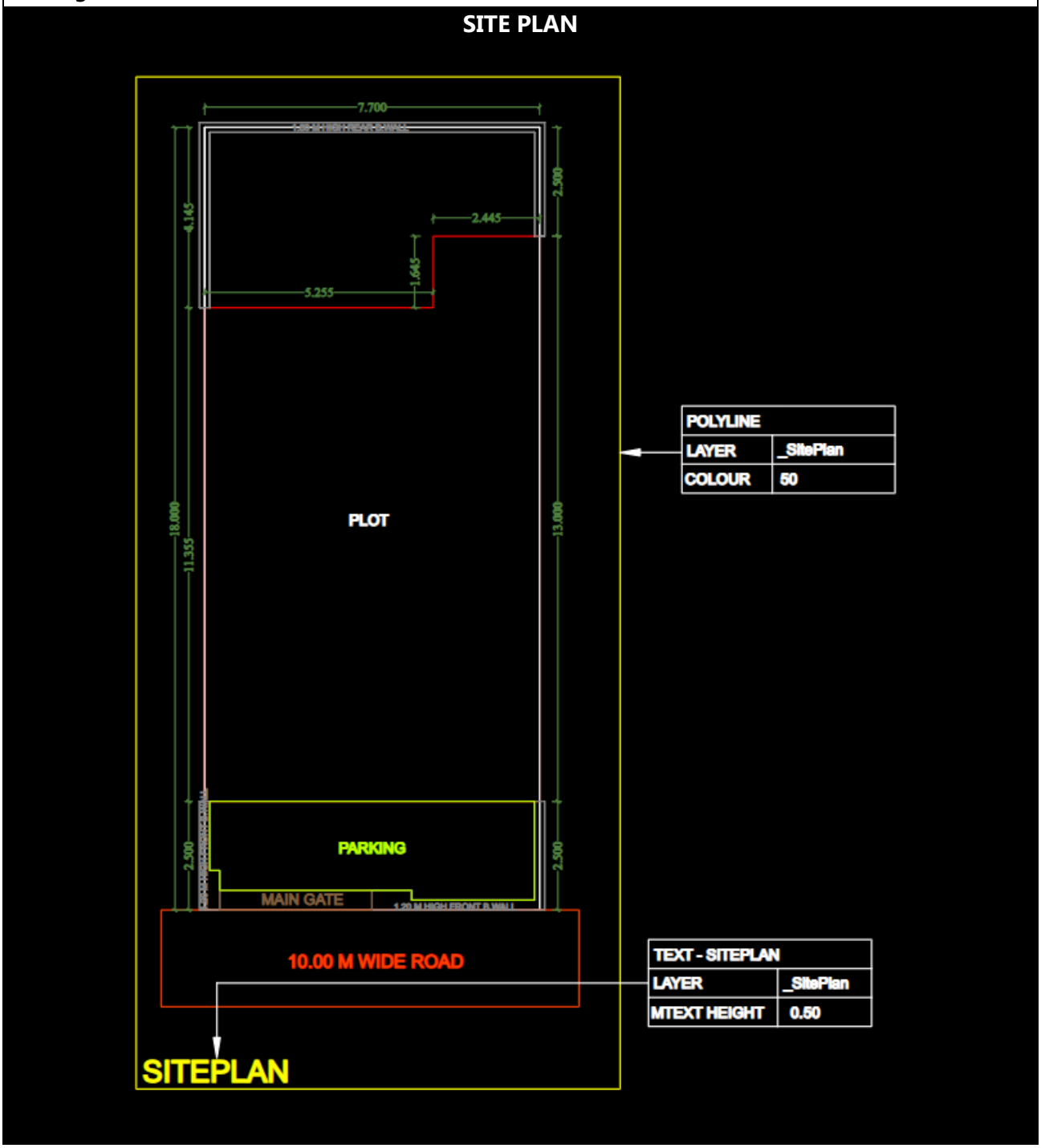


Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
42.	_Verandah	23	0.25	default	____

Depict the varandha using colour number 23 and label it in the same layer using Mtext with a height of 0.25.

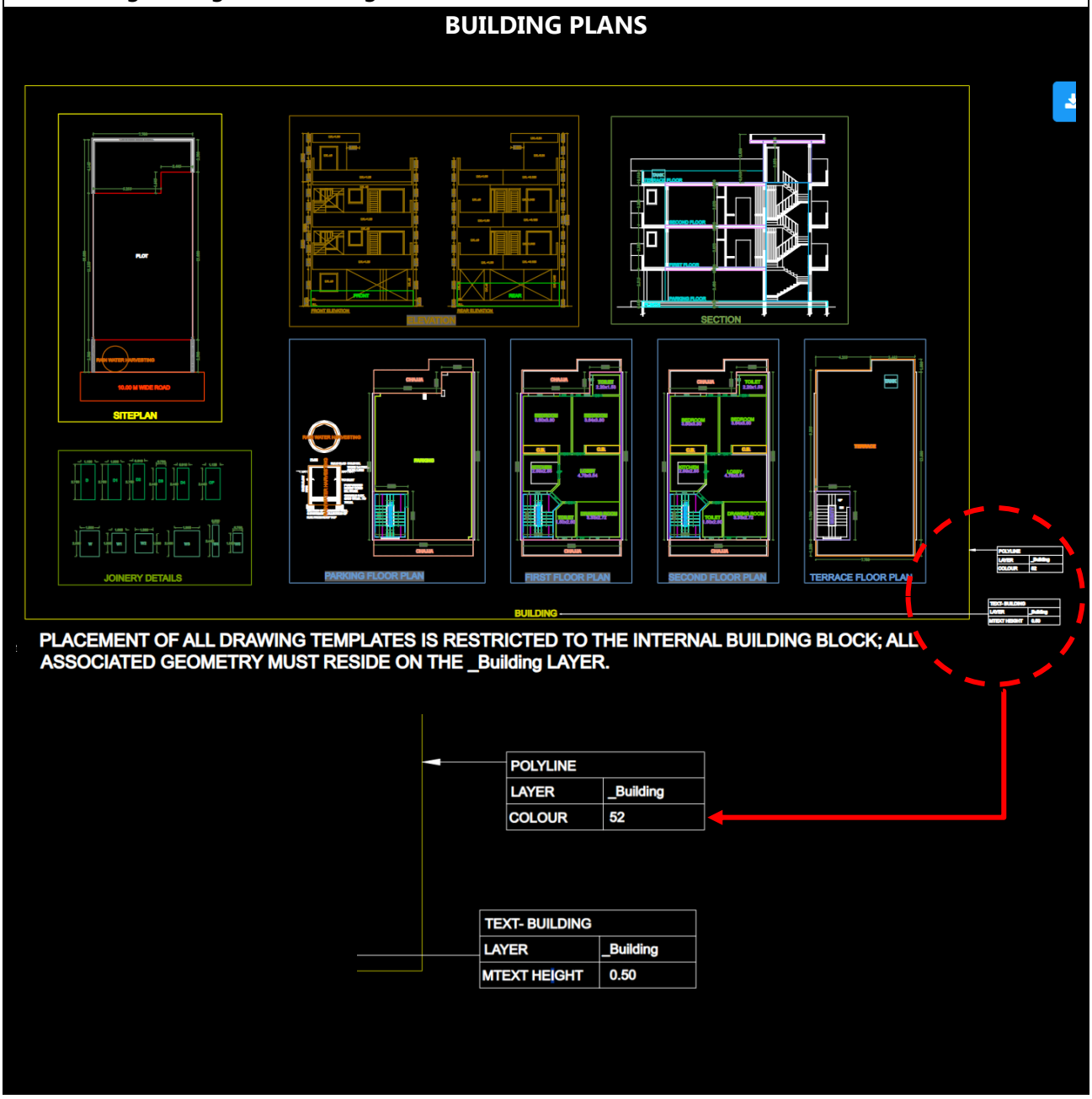


Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
43.	_SitePlan	50	0.50	default	-
The site plan should be kept within a bounding rectangle, which shall be created in the _SitePlan layer using colour number 50, with labelling at the bottom-left corner of the rectangle using Mtext of height 0.50.					



Sr. No	Layer Name	Colour Number	Mtext Height	Layer Thickness	Dim Text Height
44.	_Building	52	0.50	default	-

All floor plans, elevations and sections should be kept within a bounding rectangle, which shall be created in the _Building layer using colour number 52, with labelling at the bottom-left corner of the rectangle using Mtext of height 0.50.



6. Contact

For any queries or issues encountered in OBPAS, users are requested to email obpas.ulbharyana@gmail.com with complete details of the error and related information.

Alternatively, users may contact the Toll Free Helpline: **1800 8900 929**

Directorate of Urban Local Bodies
(Regd. Office: Bays 11-14, Sector 4, Panchkula, Haryana 134112)