

## Definition

1. MOS – Marginal Open Space (Front, Rear, Side 1 and Side 2)
2. FAR – Floor Area Ration
3. GC – Ground Coverage → Area of the land covered by the plinth of the building at the Ground Floor Level which shall exclude the area of the plinth not covered by roof at top.
4. BUA – Built Up Area
5. Frontage – a strip of land abutting on the approach road

## 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		Fees Chargeable in Rs.
		Sq m.	To Sq m.	
(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	
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		

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Item No.	Type of construction	Built up area		Fees Chargeable in Rs.
		Sq m.	To Sq m.	
(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 provision 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

Item No.	Type of construction	Fees chargeable in rupees
(1)	(2)	(3)
	purposes.	of 50% of such amount of fees.
5.	A building intended to be 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](mailto: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) :-

<b>Designation (1)</b>	<b>Minimum Qualification (2)</b>
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.	<p>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:</p> <p style="text-align: center;">Provided that the three years experience shall be relaxed to,-</p> <p>(a) two years in case of post-graduate degree of recognized Indian or Foreign University with branch of Structural Engineering;</p> <p>(b) one year in case of Doctorate in Structural Engineering.</p>
3. Engineer.	<p>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.</p>
4. Supervisor	<p>(a) three years Architectural Assistantship or Intermediate in Architecture or Diploma in Civil Engineering with two years experience; or,</p> <p>(b) draftsman in Civil Engineering from industrial Training Institute with five years of experience under an Architect or an Engineer .</p>
5. Town Planner	<p>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.</p>

Designation  
(1)

Minimum Qualification  
(2)

Note: The qualifications recognized by Institute of Town Planners India in this regard shall also be accepted.

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

**16. 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.	Above 18 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 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 / rear 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

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(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

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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
<b>For Flatted Industries</b>						
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 to 5.0 lacs	Planning area having population above 5.0 lacs
(1)	(2)	(3)	(4)
1.	Minimum Plot / Land area	4000 Square meters	10000 Square meters

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(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