



**Urban Development Department
Government of Maharashtra**

**Directorate of Town Planning & Valuation,
Maharashtra State**

**DPMS HELP FOR ARCHITECT / ENGINEERS/
TOWN PLANNERS as (LTP) & DEVELOPERS/
APPLICANT REGISTRATION**

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1 System User Classification

- Architect
- License Engineer
- Structural Engineer
- Supervisor 1
- Supervisor 2
- Town Planner

LICENSED TECHNICAL PERSONNEL (LTP)

- **Developers/ Applicant(s)**

2 LTP Registration

The user Registration process is very simple and easy to use. By clicking on the **Register** link user will be asked to select whether he/ she wants to get registered in the system as a License Technical Person (LTP) or Developer/ Applicant. Based on user type selection on **Register** option, Registration form for user information submission will be activated.

The screenshot displays the Maharashtra Construction Permit Portal. At the top, there is a navigation bar with links for Home, FAQs, Manuals & Download, Dashboards, Payments, and Help Center. A 'REGISTER' button is highlighted with a red box. Below the navigation bar, the main content area features a 'Welcome to Maharashtra Construction Permit Portal' message. A 'Registration' modal is open, showing two options: 'License Technical Person (LTP)' (selected) and 'Developer Registration'. Below the modal, a process flow is shown with six steps: 01 New Application (Fill form, Upload Dwg), 02 Precheck (Drawing Scrunity), 03 Provide Necessary Documents, 04 Make Payment (Pay Fees & Submit), 05 ULB Approval (Review application), and 06 Permit Issued (Start Construction). An illustration of a construction worker with a clipboard and a computer monitor is also visible.

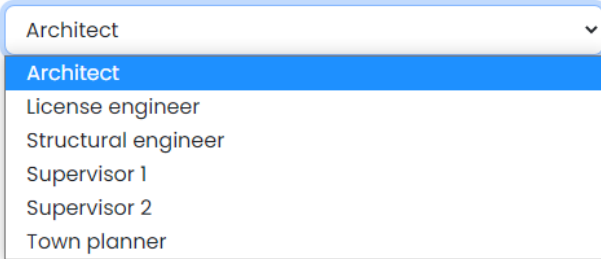
2.1 LTP Selection

The user needs to provide the below registration details, based on the **category of LTP** (options as below) License Number will be generated along with License validity or COA Registration Number and License will be asked to enter in case of LTP type as Architect.

Email ID will be their default username and password as set by user will be LTP credentials for login in to the DPMS system post registration.

The Aadhaar based OTP authentication is a mandatory criterion for user registration, based on the mobile number provided in Aadhaar registration OTP will be sent, LTP need to enter the OTP in order to authenticate and complete the Registration process.

Category of LTP

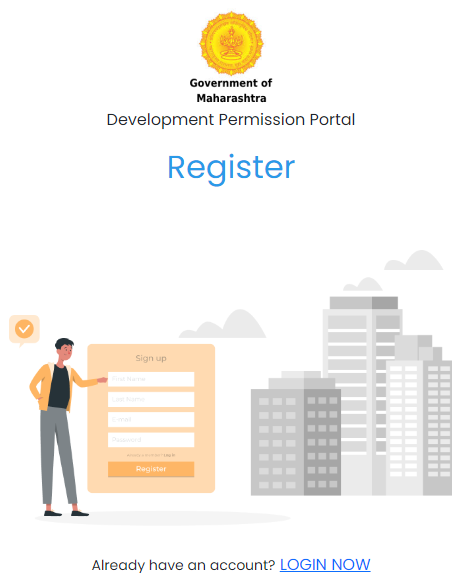


The image shows a web form element labeled 'Category of LTP'. It is a dropdown menu with a light blue border and a white background. The current selection is 'Architect', which is displayed in a blue bar at the top of the dropdown. Below this bar, a list of other categories is visible: 'License engineer', 'Structural engineer', 'Supervisor 1', 'Supervisor 2', and 'Town planner'. A small downward-pointing arrow is located on the right side of the dropdown box.

Architect
License engineer
Structural engineer
Supervisor 1
Supervisor 2
Town planner

LTP needs to provide the personal details for Registration.

- First Name, Middle Name and Last Name
- Email ID (This being the default user name for the Applicant)
- Setting Password
- License Number or COA Registration Number in case of Architect along with validity date
- Aadhaar Number.



New User Registration Form

Category*
Architect

Initial* First name* Middle name
Mr Enter first name Enter middle name

Last name* Aadhaar number *
Enter last name Enter aadhaar number

COA Registration number License valid till (Date)*
Enter COA Registration number Enter valid till

Address*
Enter Address

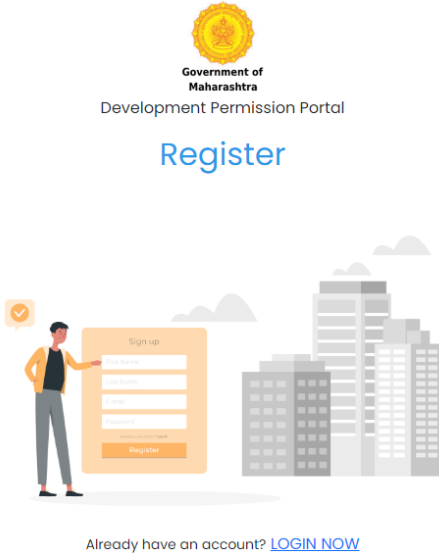
Set password* Confirm password*
Enter password Confirm password

Email ID* Mobile number*
Enter email ID Enter mobile number
(Email address will be used as username) [Send OTP](#)

Enter OTP*
Enter OTP
Enter OTP send to your mobile number.

Verification OTP is sent on the mobile no on click of **Send OTP, Verify** Button gets enabled.

OTP gets verified in the system by clicking on the **Verify** Button, once OTP is verified **Submit** button gets enabled.



New User Registration Form

Category*
Architect

Initial* Mr First name* Amit Middle name Kumar

Last name* Kulkarni Aadhaar number* 352355757578

COA Registration number COA/2424/19-22 License valid till (Date)* 31/12/2024

Address* 13 Thane

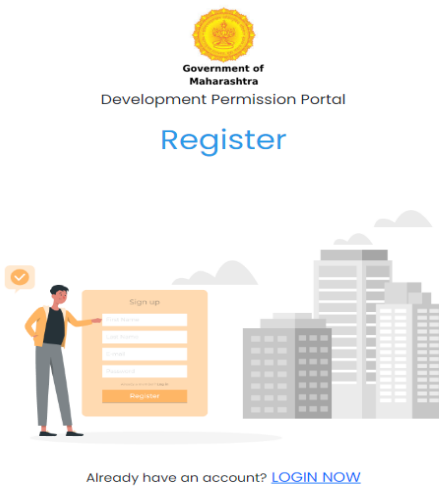
Set password* Confirm password*

Email ID* amitk@gmail.com Mobile number* 9893535335
(Email address will be used as username) **Resend OTP in 116 Seconds**

Enter OTP* 3535 Verify

Enter OTP send to your mobile number.

Registration details gets saved on click of **Submit** button.



New User Registration Form

Category*
Architect

Initial* Mr First name* Amit Middle name Kumar

Last name* Kulkarni Aadhaar number* 352355757578

COA Registration number COA/2424/19-22 License valid till (Date)* 31/12/2024

Address* 13 Thane

Set password* Confirm password*

Email ID* amitk@gmail.com Mobile number* 9893535335
(Email address will be used as username) **Resend OTP in 116 Seconds**

Enter OTP* 6464 Verify

Enter OTP send to your mobile number.

SUBMIT

Confirmation of Registration on DPMS portal is notified to LTP.

The screenshot shows the 'Development Permission Portal' registration page. A success notification from 'maha.autodcr.com' states: 'You have been registered successfully, please login and complete your profile!!'. The registration form includes the following fields and values:

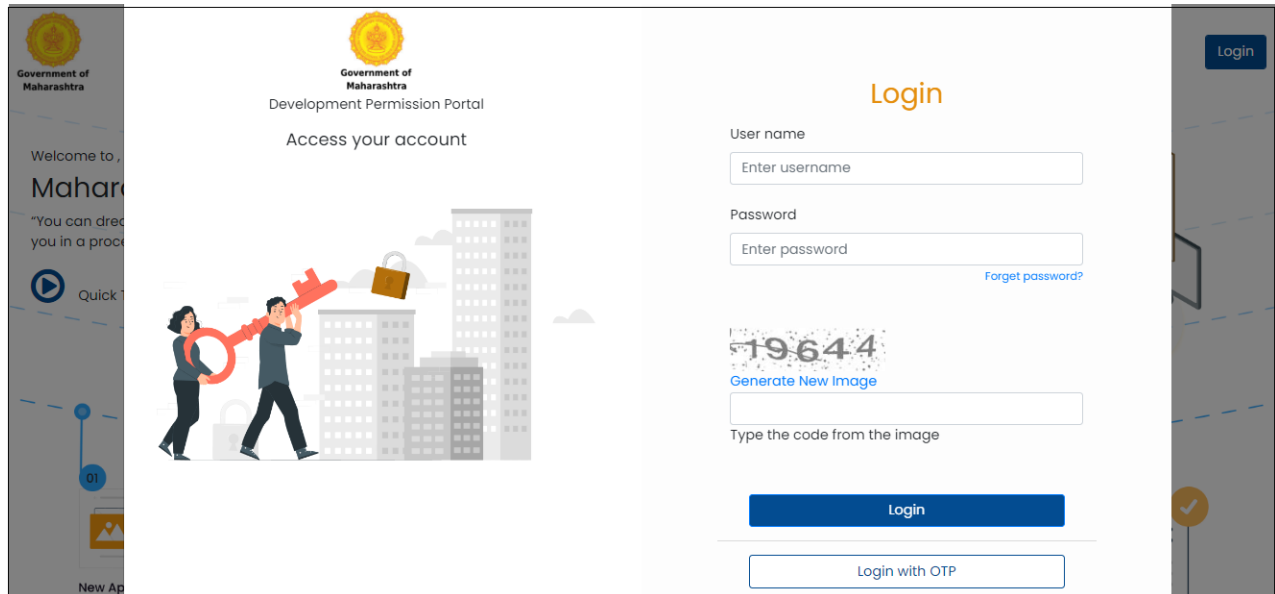
- Middle name:** Kumar
- Aadhaar number*:** 352355757578
- COA Registration number*:** COA/2424/19-22
- License valid till (Date)*:** 31/12/2024
- Address*:** 13 Thane
- Set password*:** [Redacted]
- Confirm password*:** [Redacted]
- Email ID*:** amitk@gmail.com (Note: Email address will be used as username)
- Mobile number*:** 9890508566
- Enter OTP*:** 6464

Buttons include 'OK' on the notification, 'Verify' next to the OTP field, and 'SUBMIT' at the bottom. A 'Sign up' form is also visible on the left side of the page.

After providing the registration details and successful Registration on portal, LTP needs to login and complete the mandatory document proofs submission.

LTP needs to login with Email ID (default user name for the Applicant) and the set Password.

Login enabled with OTP also if user don't remember his/ her set Password.



Post successful login followed by the submission of document(s).

LTP needs to submit the Mandatory document(s) proofs before he/ she can start using the DPMS system.

User Classification	Mandatory document(s) proofs list
Architect	Council of Architecture(COA) Registration Certificate(Upload file in pdf format only)
	Identity Proof (Aadhaar card with photo in PDF/ jpg/jpeg/png)
	Self-Declaration (Upload file in pdf format only)
	Applicant Photo(Upload file in jpg/jpeg/png format only & File size should be max 2 mb)
License Engineer Structural Engineer Supervisor 1 Supervisor 2 Town Planner Geotechnical Engineer Site Engineer	Qualification Certificate
	Applicant Photo(Upload file in jpg/jpeg/png format only & File size should be max 2 mb)
	Identity Proof (Aadhaar card with photo)
	Self-Declaration (Upload file in pdf format only)



Welcome,

Just provide us with a few more information to complete the registration.

Category of LTP

First Name Middle Name Last Name

Address Email Contact Number

Aadhaar number

COA Registration number Licence Valid till

Registration Fees

Upload Documents

COA Certificate*
 No file chosen

(Upload file in pdf format only)

Applicant Photo*
 No file chosen

(Upload file in jpg/jpeg/png format only & File size should be max 2 Mb)

Identity Proof*
 No file chosen

(Aadhaar card with photo)

Self Declaration*
 No file chosen

(Upload file in pdf format only)

[Download Self Declaration Form](#)

Step 1: Download the template of Self-declaration document

Step 2: Fill & Sign the Self-declaration document

Step 3: Upload the signed Self Declaration document

I hereby declare that all the above information given by me is true and to the best of my knowledge. In an event of any information being found false or incorrect, department can take any legal action against me.

Mandatory documents get saved after **SUBMIT** button click.

Online Payment of fees as prescribed below –

- License fees or Renewal Fee Nil for Architects
- For Engineer, Structural Engineer and Town Planner. Rs.3000/- For three years.
- For Supervisor (1) and for Supervisor (2) Rs.1500/- For three years.

Renewal of License

- These fees shall be increased by 10% for every three years.

Confirmation SMS set to LTP.

LTP is now ready to use the DPMS portal.

3 Applicant / Developer(s) Registration

Based on user type selection (Developer/ Applicant) on **Register** option, Registration form for user information submission will be activated.

The screenshot displays the Maharashtra Construction Permit Portal. At the top, there is a navigation menu with links for Home, FAQs, Manuals & Download, Dashboards, Payments, and Help Center. A 'REGISTER' button is highlighted with a red box. Below the navigation, a 'Welcome to Maharashtra Construction Permit Portal' message is shown, followed by a registration modal. The modal has two radio button options: 'License Technical Person (LTP)' (selected) and 'Developer Registration' (highlighted with a red box). Below the modal, a process flow is shown with six steps: 01 New Application (Fill form, Upload Dwg), 02 Precheck (Drawing Security), 03 Provide Necessary Documents, 04 Make Payment (Pay Fees & Submit), 05 ULB Approval (Review application), and 06 Permit Issued (Start Construction).

3.1 Developer/ Applicant Selection

For Developer/ Applicant registration Applicant/ Developer needs to provide the below registration details, based on the category **Owner Type**.

The Aadhaar based OTP authentication is a mandatory criterion for Applicant/ Developer registration, based on the **Individual Owner** or **Authorized Person** mobile number provided in Aadhaar registration. OTP will be sent, Applicant need to enter the OTP in order to authenticate and complete the Registration process.

Owner Type *

Select

- Select
- Individual Owner
- Multiple Owner
- Proprietary Firm
- Partnership Firm
- Private Ltd Firm
- Public Ltd Firm
- Government / Semi Government
- Trust
- Joint Venture
- Limited Liability Partnership
- Association of Persons (AOP)
- Special Purpose Vehicle (SVP)
- Joint Development Agreement (JDA)
- Co-Operative Housing Society

For Owner type as Private firm, Public Ltd firm etc. where multiple stake holders are there Authorized person has to be mandatorily provided in order for registration and Authentication. Aadhaar based OTP will be sent to Authorized person registered number.



Already have an account? [LOGIN NOW](#)

New User Registration Form

Owner Type *
Partnership Firm

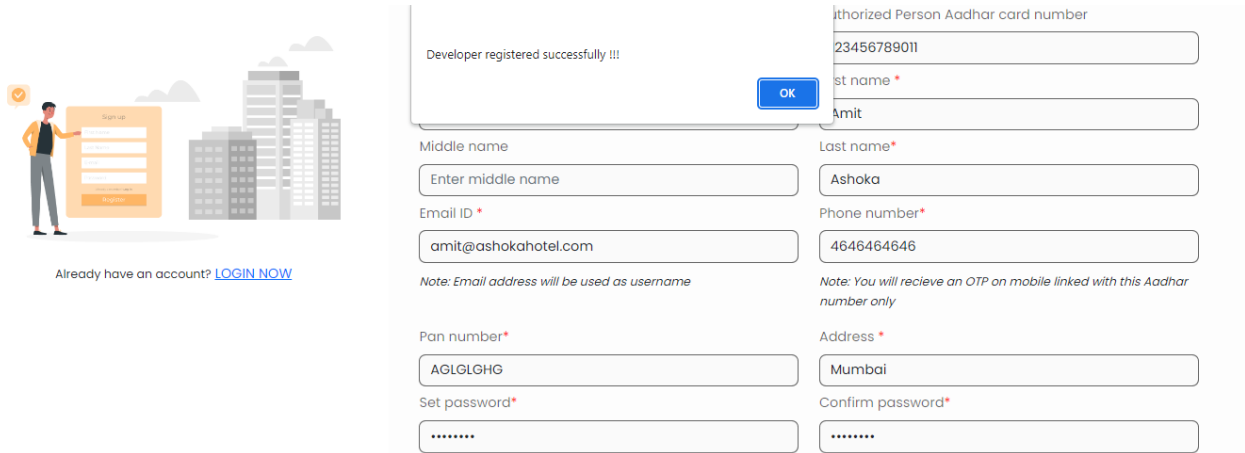
Organization Name <input type="text" value="Organization Name"/>	Organization Address <input type="text" value="Organization Address"/>
Adhar Card Number * <input type="text" value="Adhar Card Number"/>	Authorized Person Aadhar card number <input type="text" value="Authorized Person Aadhar card number"/>
PAN/TAN No <input type="text" value="PAN/TAN No"/>	First name * <input type="text" value="Enter first name"/>
Middle name <input type="text" value="Enter middle name"/>	Last name <input type="text" value="Enter last name"/>
Email ID * <input type="text" value="Enter email ID"/>	Phone number* <input type="text" value="Enter phone number"/>
<i>Note: Email address will be used as username</i>	<i>Note: OTP will be sent to this mobile number for verification</i>
Pan number <input type="text" value="Pan Nummer"/>	Address * <input type="text" value="Enter Address*"/>

Sr. No.	Authorized Person	Applicant Name*	Contact Number	Email Id	Postal Address*	Aadhar Number
1.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> +

SUBMIT

Confirmation SMS set to Developer/ Applicant.

Developer/ Applicant is now ready to use the DPMS portal.



Developer registered successfully !!!

OK

Authorized Person Aadhar card number
23456789011

First name*
Amit

Middle name
Enter middle name

Last name*
Ashoka

Email ID*
amit@ashokahotel.com

Phone number*
4646464646

Note: Email address will be used as username

Note: You will receive an OTP on mobile linked with this Aadhar number only

Pan number*
AGLGLGHG

Address*
Mumbai

Set password*

Confirm password*

Sr. No.	Authorized Person	Applicant Name*	Contact Number	Email Id	Postal Address*	Aadhar Number
1.	Y	Amit	9890098900	amit@gmail.com	Mumnai	123456789011 +