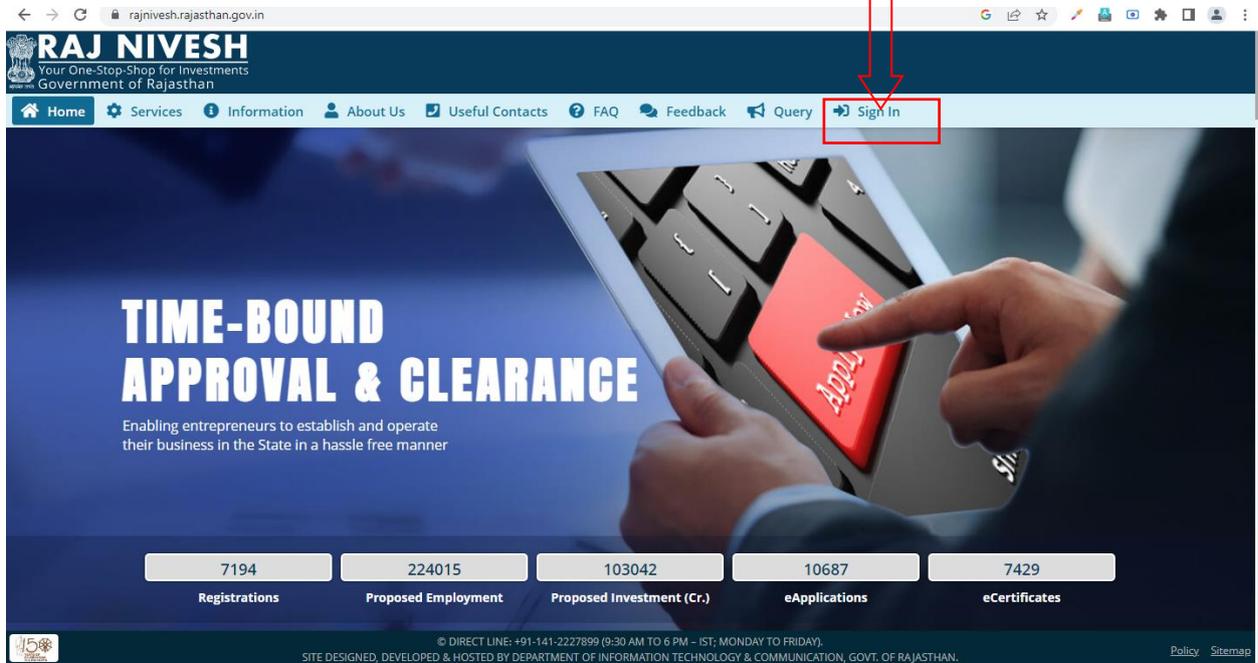


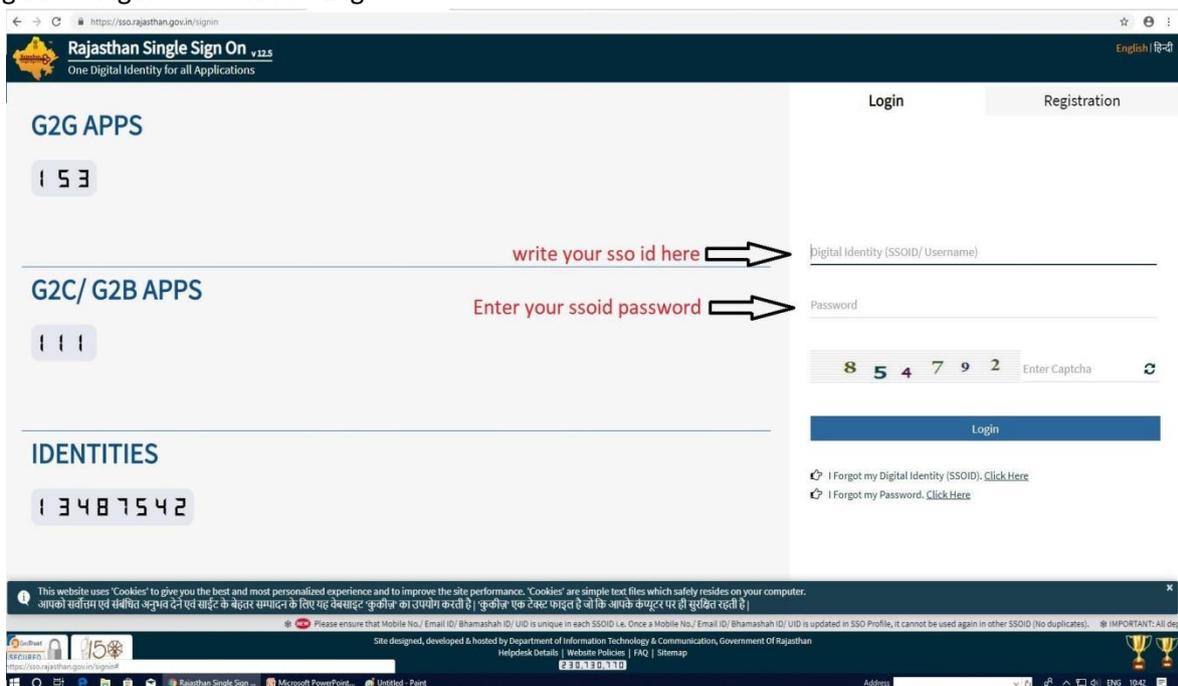
User manual for submitting Building Plan Approval application

Go to URL: rajnivesh.rajasthan.gov.in

Click on Sign In



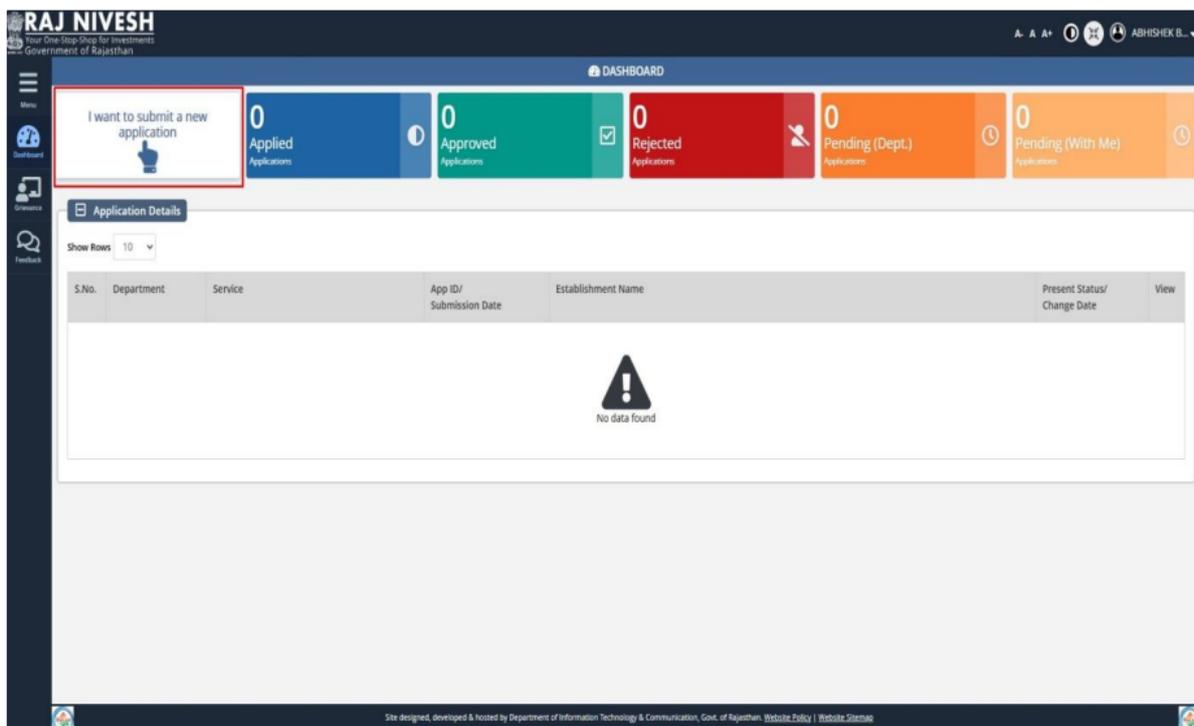
Redirects to <https://sso.rajasthan.gov.in/signin> Enter your sso id and password. Enter captcha from given image. Then click on Login.



Next Step : Go to the “Rajniwesh” Application.



Step 3:- User Dashboard for all the services, Click “I want to submit a new application” to apply for a new service.



Step 4: Select Urban Development & Housing Department (UDH)

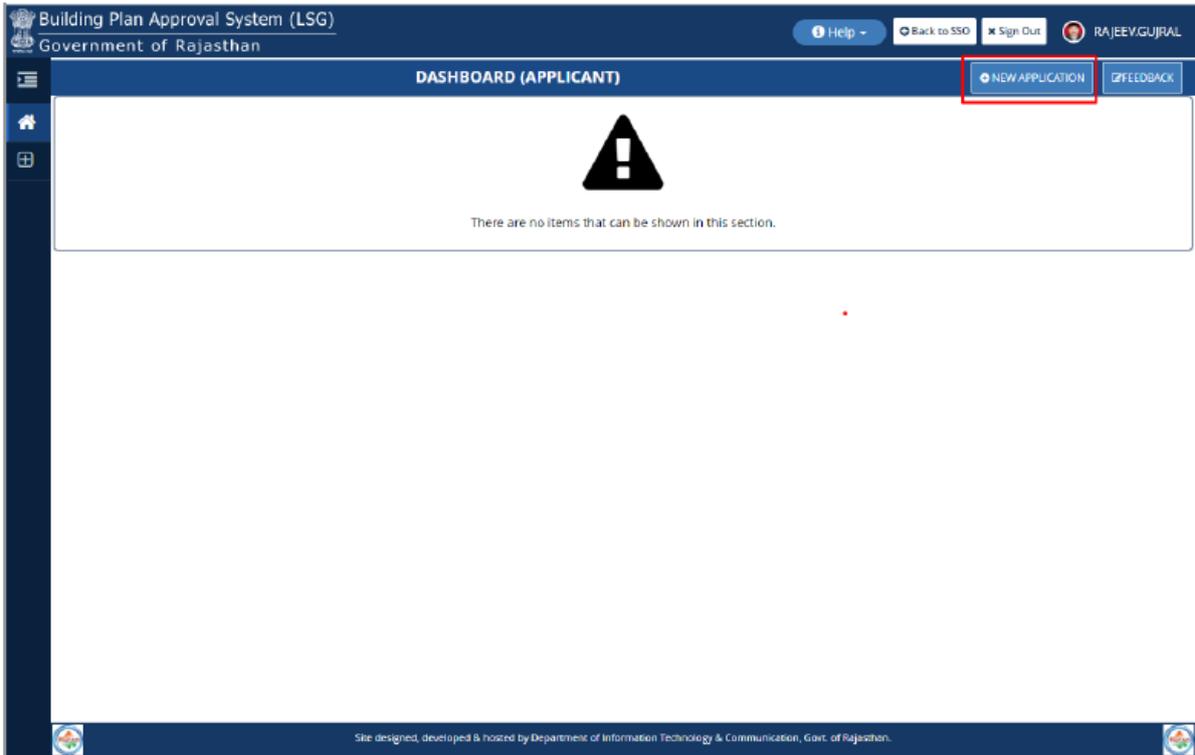
The screenshot shows the RAJ NIVESH dashboard with a grid of departmental services. The UDH (Urban Development & Housing) department is highlighted with a red box. The dashboard includes a sidebar with navigation options like Dashboard, My Profile, Clearance, Feedback, Meeting Request, and Employment Request. The main content area is titled 'DEPARTMENT/ SERVICES (CLICK DEPT. TO VIEW ITS ONLINE SERVICES)' and lists various departments such as Consumer Affairs, Energy, Industries, Labour, Local Self Government (LSG), Medical & Health, PHED, PWD, RIICO, RSPCB, Revenue, and Tourism.

Next Step : Select Building Pan Approval System (DA-Jaipur) application

The screenshot shows the RAJ NIVESH dashboard with a list of services under the UDH department. The 'BUILDING PLAN APPROVAL SYSTEM (DA-JAIPUR)' is highlighted with a red box. The list includes various services such as Building Plan Approval System (DA-AJMER, JODHPUR, UIT), Conversion of Land Use (90A), E-Intimation of Commencement of Construction, E-Intimation of Construction Completion, E-Intimation of Construction Occupancy, E-Intimation of Plinth Level Construction Completion, Permission for Installation of Above Ground Telegraph Infrastructure (Form-1), and Permission for Laying/ Establishing Underground Telegraph Infrastructure/ OFC or Taking Fibre to Home (Form-2). Each service has an 'Apply' button.

Service	Action
BUILDING PLAN APPROVAL SYSTEM (DA- AJMER, JODHPUR, UIT)	Apply
BUILDING PLAN APPROVAL SYSTEM (DA-JAIPUR)	Apply
CONVERSION OF LAND USE (90A)	Apply
E-INTIMATION OF COMMENCEMENT OF CONSTRUCTION	Apply
E-INTIMATION OF CONSTRUCTION COMPLETION	Apply
E-INTIMATION OF CONSTRUCTION OCCUPANCY	Apply
E-INTIMATION OF PLINTH LEVEL CONSTRUCTION COMPLETION	Apply
PERMISSION FOR INSTALLATION OF ABOVE GROUND TELEGRAPH INFRASTRUCTURE (FORM-1)	Apply
PERMISSION FOR LAYING/ ESTABLISHING UNDERGROUND TELEGRAPH INFRASTRUCTURE/ OFC OR TAKING FIBRE TO HOME (FORM-2)	Apply

Applicant clicks on “NEW APPLICATION” button on top-right side as highlighted in the figure below to submit the application for BPAS.



Applicant is presented with the self-explanatory, user-friendly and dynamic Application Form as shown in the figure below wherein all the mandatory fields are marked with *.

Building Plan Approval System (LSG)
Government of Rajasthan

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DASHBOARD (APPLICANT) NEW APPLICATION FEEDBACK

There are no items that can be shown in this section.

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APPLICATION FOR BUILDING PLAN APPROVAL/ भवन योजना स्वीकृति के लिए आवेदन

(*) All fields are mandatory.

1. Applicant/ Firm Details (आवेदक/ फर्म का विवरण)

Applicant Category *

Individual (व्यक्तिगत) Joint (संयुक्त) Firm (कंपनी/ फर्म)

Name (नाम) * RAJEEV GUJRAL/SEMT-SR. PO/DOITC

Father's/ Husband Name (पिता / पति का नाम) *

Mobile No. (मोबाइल) * 9829318018

E-Mail Address (ईमेल पता) * RAJEEV.GUJRAL@RAJASTHAN.IN

Address (पता) * 703, ORIENT RESIDENCY APTS., KRISHNA SAGAR COLONY, MANSAROVAR EXT.

State (राज्य) * RAJASTHAN

District (जिला) * JAIPUR/ जयपुर

City (शहर) * Select City

Ward No. (वार्ड) * Select Ward

Pin Code (पिन कोड) * 302016

2. Proposal and Site Details (As per Lease Deed) (प्रस्तावित साइट का विवरण)

Purpose (उपयोग) * Select Type

Purpose of Land use (As per Lease Deed) (भूमि उपयोग का प्रयोजन) *

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Building Plan Approval System (LSG)
Government of Rajasthan

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APPLICATION FOR BUILDING PLAN APPROVAL/ भवन योजना स्वीकृति के लिए आवेदन

2. Proposal and Site Details (As per Lease Deed) (प्रस्तावित साइट का विवरण)

Purpose (उपयोग) *	Purpose of Land use (As per Lease Deed) (भूमि उपयोग का प्रयोजन) *	
Select Type		
Is Proposal for Green Building? (क्या प्रस्ताव ग्रीन बिल्डिंग के लिए है?) *	Green Building Proposal Type (प्रस्ताव ग्रीन बिल्डिंग) *	ULB (नगरीय निकाय) *
<input type="radio"/> Yes (हाँ) <input type="radio"/> No (नहीं)	Select Proposal Type	Select ULB Authority
District (जिला) *	Tehsil (तहसील) *	Village (ग्राम)
Select District	Select Tehsil	Select Village
Property ID (If Available) (संपत्ति आईडी)	Area of land as per Lease Deed (Sq. Mts.) (सीज डीड के अनुसार साइट का क्षेत्रफल (वर्गमीटर में)) *	Application and Scrutiny Fees (आवेदन और जांच शुल्क) (₹) *
Plot/ Khasra No. (प्लॉट संख्या/ खसरा नम्बर) *	Scheme Name (If Available) (योजना का नाम)	Is Corner Plot? (कॉर्नर प्लॉट है?) *
		<input type="radio"/> Yes (हाँ) <input type="radio"/> No (नहीं)
Present status of land (भूमि की वर्तमान स्थिति)		
Select Type		

3. Parameter as per site plan (साइट की योजना के अनुसार पैरामीटर)

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Government of Rajasthan

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APPLICATION FOR BUILDING PLAN APPROVAL/ भवन योजना स्वीकृति के लिए आवेदन

3. Parameter as per site plan (साइट की योजना के अनुसार पैरामीटर)

Setback Front (in meters) (सेटबैक फ्रंट (मीटर में)) *	Setback Rear (in meters) (सेटबैक रियर (मीटर में)) *	Setback Side1 (in meters) (सेटबैक साइड 1 (मीटर में)) *
Setback Side2 (in meters) (सेटबैक साइड 2 (मीटर में)) *	Permissible Height (In Metres) (अनुमति ऊंचाई (मीटर में)) *	Ground Coverage (In %) (ग्राउंड कवरेज (% में)) *
Standard FAR (मानक एफएआर)	Standard BAR (मानक बार) *	

4. Architect Details (आर्किटेक्ट का विवरण)

Architect/ Reg. Technical Person Name (आर्किटेक्ट नाम) *	COA/ Reg. No. (सीओए/ पंजीकरण संख्या) *
Mobile (मोबाइल) *	E-Mail Address (ईमेल पता) *

5. Attachments/ संलग्नक

Note:- Valid File Types: .dwg, .jpg, .png, .jpeg, .jpe, .png, .pdf, .PDF

A1	Upload Site Co-ordinates (साइट के कॉर्डिनेट्स अपलोड करें (.kml फॉर्मेट में) (.kml file) *	Choose File No file chosen
A2	Upload Building Plan Copy (.dwg (2D), .ifc (3D) file) भवन मानचित्र अपलोड करें (.dwg (2D), .ifc (3D) फॉर्मेट में) *	Choose File No file chosen

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APPLICATION FOR BUILDING PLAN APPROVAL/ भवन योजना स्वीकृति के लिए आवेदन

5. Attachments/ संलग्नक

Note:- Valid File Types: .dwg|.jpg|.jpeg|.JPEG|.png|.PNG|.pdf|.PDF

A1	Upload Site Co-ordinates (साइट के कोऑर्डिनेट्स अपलोड करें (.kml फॉर्मेट में) (.kml file) *	<input type="button" value="Choose File"/> No file chosen
A2	Upload Building Plan Copy (.dwg (2D), .jfc (3D) file/ भवन मानचित्र अपलोड करें (.dwg (2D), .jfc (3D) फॉर्मेट में) *	<input type="button" value="Choose File"/> No file chosen
A3	Upload Lease Deed/ Allotment Letter/ Reconstitution Subdivision Letter/ Name Transfer/ Change in Land Use/ पट्टा विलेख/भू-आवंटन पत्र/पुनर्गठन-उपविभाजन आदेश/नाम इस्तान्तरण/भू-उपयोग परिवर्तन आदेश अपलोड करें (.pdf फॉर्मेट में) - सभी आवश्यक दस्तावेज एक ही फ़ॉर्म में सम्मिलित कर अपलोड करें *	<input type="button" value="Choose File"/> No file chosen
A4	Upload Plot Site Plan Issued with Lease Deed/ पट्टा विलेख के साथ जारी साइट प्लान अपलोड करें *	<input type="button" value="Choose File"/> No file chosen
A5	Upload Affidavit of Owner/ भू-स्वामी का शपथ पत्र अपलोड करें [3] *	<input type="button" value="Choose File"/> No file chosen
A6	Upload Affidavit of Architect/ Reg. Technical Person/ वास्तुविद् का शपथ पत्र अपलोड करें *	<input type="button" value="Choose File"/> No file chosen
A7	Upload Affidavit of Structural Engineer for Structural Safety/ स्ट्रक्चरल सेफ्टी के लिए स्ट्रक्चरल इंजिनियर के शपथपत्र अपलोड करें *	<input type="button" value="Choose File"/> No file chosen
A8	Upload existing site survey showing existing construction with it's use within site/ मौजूदा साइट सर्वेक्षण अपलोड करें *	<input type="button" value="Choose File"/> No file chosen
A9	Upload Site/ Plot photograph/ साइट / प्लॉट फोटोग्राफ अपलोड करें *	<input type="button" value="Choose File"/> No file chosen
A10	Upload Power of Attorney/ Company Board Resolution/ Authorization Certificate for specified Authorized person (अधिकृत व्यक्ति का नाम/ पावर ऑफ अटॉर्नी / कंपनी बोर्ड संकल्प / प्राधिकरण प्रमाणपत्र अपलोड करें) *	<input type="button" value="Choose File"/> No file chosen
A11	Upload Fire NOC/ अग्निशमन विभाग से प्राप्त अनापत्ति पत्र अपलोड करें	<input type="button" value="Choose File"/> No file chosen
A12	Upload Airport Authority of India NOC/ भारतीय विमानपत्तन प्राधिकरण से प्राप्त अनापत्ति पत्र अपलोड करें	<input type="button" value="Choose File"/> No file chosen
A13	Upload Environment NOC/ पर्यावरण विभाग से प्राप्त अनापत्ति पत्र अपलोड करें	<input type="button" value="Choose File"/> No file chosen

Government of Rajasthan

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APPLICATION FOR BUILDING PLAN APPROVAL/ भवन योजना स्वीकृति के लिए आवेदन

A13	Upload Environment NOC/ पर्यावरण विभाग से प्राप्त अनापत्ति पत्र अपलोड करें	Choose File No file chosen
A14	Upload Explosive Safety NOC/ विस्फोटक सुरक्षा हेतु प्राप्त अनापत्ति पत्र अपलोड करें	Choose File No file chosen
A15	Upload any other document (NOC's- Railway,heritage, Explosive, Irrigation etc./ अन्य एनओसी-रेलवे, विरासत, विस्फोटक, सिंचाई आदि को अपलोड करें।)	Choose File No file chosen
A16	Upload Certificate of depositing labour cess/ जमाकर्त सेव सेस का प्रमाण पत्र अपलोड करें	Choose File No file chosen
A17	Upload Fire Tender Fee Receipt/ फायर टेंडर शुल्क रसीद अपलोड करें	Choose File No file chosen

6. Labour Cess Details (लेबर सेस का विवरण)

Total Built-up area (In Sqm.) (कुल निर्मित क्षेत्र (वर्गमीटर में) *	Construction Project Start Date (निर्माण परियोजना प्रारंभ तिथि) *	Construction Project Completion Date (निर्माण परियोजना पूरी होने की तारीख) *
<input type="text"/>	<input type="text"/>	<input type="text"/>
Total Cost of Construction (निर्माण की कुल लागत) (₹) *	Estimated Cost of Construction for First Year (प्रथम वर्ष के लिए निर्माण की अनुमानित लागत) (₹) *	Cess Payable (One percent of Estimated Cost of Construction for First Year) (दिए उपकर) (₹) *
<input type="text"/>	<input type="text"/>	<input type="text"/>

7. Payment Details/ भुगतान विवरण

Offline Online

I/ we do hereby declare that the above statement is true and correct to the best of my/ our knowledge and belief. I have verified all the details entered in application form and that, once submitted, it can not be modified except for allowed changes./ मैं / हम इसके द्वारा घोषित करते हैं कि उपरोक्त कथन मेरे / हमारे ज्ञान और विश्वास के लिए सही और सही है। मैंने आवेदन पत्र में दर्ज सभी विवरणों को सत्यापित किया है और, एक बार प्रस्तुत करने के बाद, इसे अनुमत परिवर्तनों के अलावा संशोधित नहीं किया जा सकता है।

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Government of Rajasthan

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APPLICATION FOR BUILDING PLAN APPROVAL/ भवन योजना स्वीकृति के लिए आवेदन

A16	Upload Certificate of depositing labour cess/ जमाकर्त सेव सेस का प्रमाण पत्र अपलोड करें	Choose File No file chosen
A17	Upload Fire Tender Fee Receipt/ फायर टेंडर शुल्क रसीद अपलोड करें	Choose File No file chosen

6. Labour Cess Details (लेबर सेस का विवरण)

Total Built-up area (In Sqm.) (कुल निर्मित क्षेत्र (वर्गमीटर में) *	Construction Project Start Date (निर्माण परियोजना प्रारंभ तिथि) *	Construction Project Completion Date (निर्माण परियोजना पूरी होने की तारीख) *
<input type="text"/>	<input type="text"/>	<input type="text"/>
Total Cost of Construction (निर्माण की कुल लागत) (₹) *	Estimated Cost of Construction for First Year (प्रथम वर्ष के लिए निर्माण की अनुमानित लागत) (₹) *	Cess Payable (One percent of Estimated Cost of Construction for First Year) (दिए उपकर) (₹) *
<input type="text"/>	<input type="text"/>	<input type="text"/>

7. Payment Details/ भुगतान विवरण

Offline Online

I/ we do hereby declare that the above statement is true and correct to the best of my/ our knowledge and belief. I have verified all the details entered in application form and that, once submitted, it can not be modified except for allowed changes./ मैं / हम इसके द्वारा घोषित करते हैं कि उपरोक्त कथन मेरे / हमारे ज्ञान और विश्वास के लिए सही और सही है। मैंने आवेदन पत्र में दर्ज सभी विवरणों को सत्यापित किया है और, एक बार प्रस्तुत करने के बाद, इसे अनुमत परिवर्तनों के अलावा संशोधित नहीं किया जा सकता है।

Submit Cancel

After filling all the required (mandatory) fields and uploading the prescribed supporting documents in the required format, applicant clicks the SUBMIT button as highlighted in the figure below to submit the application for further processing.

Building Plan Approval System (LSG)
Government of Rajasthan

APPLICATION FOR BUILDING PLAN APPROVAL/ भवन योजना स्वीकृति के लिए आवेदन

A16 Upload Certificate of depositing labour cess/ जमाकर्ता सेज सेत का प्रमाण पत्र अपलोड करें No file chosen

A17 Upload Fire Tender Fee Receipt/ फायर टेंडर शुल्क रसीद अपलोड करें No file chosen

6. Labour Cess Details (सेबर सेस का विवरण)

Total Built-up area (In Sqm.) (कुल निर्मित क्षेत्र (वर्गमीटर में)) *

Construction Project Start Date (निर्माण परियोजना प्रारंभ तिथि) *

Construction Project Completion Date (निर्माण परियोजना पूरी होने की तारीख) *

Total Cost of Construction (निर्माण की कुल लागत) (₹) *

Estimated Cost of Construction for First Year (प्रथम वर्ष के लिए निर्माण की अनुमानित लागत) (₹) *

Cess Payable (One percent of Estimated Cost of Construction for First Year) (द्वेष उपकर) (₹) *

7. Payment Details/ भुगतान विवरण

Offline Online

I/we do hereby declare that the above statement is true and correct to the best of my/ our knowledge and belief. I have verified all the details entered in application form and that, once submitted, it can not be modified except for allowed changes./ मैं / हम इसके द्वारा घोषित करते हैं कि उपरोक्त कथन सही / हमारे ज्ञान और विश्वास के लिए सही और सही है। मैंने आवेदन पत्र में दर्ज सभी विवरणों को सत्यापित किया है और, एक बार प्रस्तुत करने के बाद, इसे अनुमत परिवर्तनों के अलावा संशोधित नहीं किया जा सकता है।

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Applicant is prompted to make the ONLINE PAYMENT (auto-calculated by the system) towards “APPLICATION FEE + SCRUTINY FEE” as highlighted in the figure below wherein applicant clicks on PAY NOW button to continue. Also, applicant is notified of this event through SMS/ Email.

Building Plan Approval System (LSG)
Government of Rajasthan

APPLICATION FOR BUILDING PLAN APPROVAL/ भवन योजना स्वीकृति के लिए आवेदन

(*) All fields are mandatory.

1. Applicant/ Firm Details (आवेदक/ फर्म का विवरण)

Applicant Category *
 Individual (व्यक्तिगत) Joint (संयुक्त) Firm (व्यवसाय)

Name (नाम) * Mobile No. (मोबाइल) *

E-Mail Address (ईमेल पता) * City (शहर) *

State (राज्य) * Pin Code (पिन कोड) *

Ward No. (वार्ड)

Information/ सूचना

Your application for Building Plan has been submitted successfully vide Application ID (JMC/2020-21/BPAS/9). Kindly pay the respective amount for further process.

2. Proposal and Site Details (As per Lease Deed) (प्रस्तावित साइट का विवरण)

Purpose of (उपयोग) * Category (श्रेणी) * Purpose of Land use (As per Lease Deed) (भूमि उपयोग का प्रयोजन) *

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Applicant is re-directed to the state's own "RAJASTHAN PAYMENT PLATFORM (RPP)" payment gateway as highlighted in the figure below.

The screenshot shows the Rajasthan Payment Platform (RPP) interface. At the top, there is a header with the RPP logo and the text "RAJASTHAN PAYMENT PLATFORM". Below the header, there is a navigation bar with the following information: Merchant: RPP Test Merchant Encrypted, Merchant Transaction Id: BPASP4CBF95AEB3BD, and Amount to pay: INR 1.00.

The main content area is divided into three sections:

- Pay using Aggregator:** This section features a dropdown menu with "BILLDESK" selected. Below the dropdown, there is a red warning message: "Below charges will be applicable: Credit Card : 1%, Debit Card : 1%, Net Banking : Free". A green button labeled "PROCEED TO PAY" is highlighted with a red box. Below the button is a link that says "Click here to cancel".
- Transaction Summary:** This section displays the following details:
 - RPP Txn Id: 285910
 - Purpose: Online Payment
 - Base Amount: INR 1.00
 - RPP Charges: INR 0
 - Txn Amount: INR 1.00**
- User Details:** This section displays the following details:
 - Name: RAJEEVGUJRALSEMETS
 - Email: RAJEEVGUJRAL@RAJASTHAN.IN
 - Mobile: 9829318018

At the bottom of the page, there is a footer that reads: "© DEPARTMENT OF INFORMATION TECHNOLOGY AND COMMUNICATION. ALL RIGHTS RESERVED."

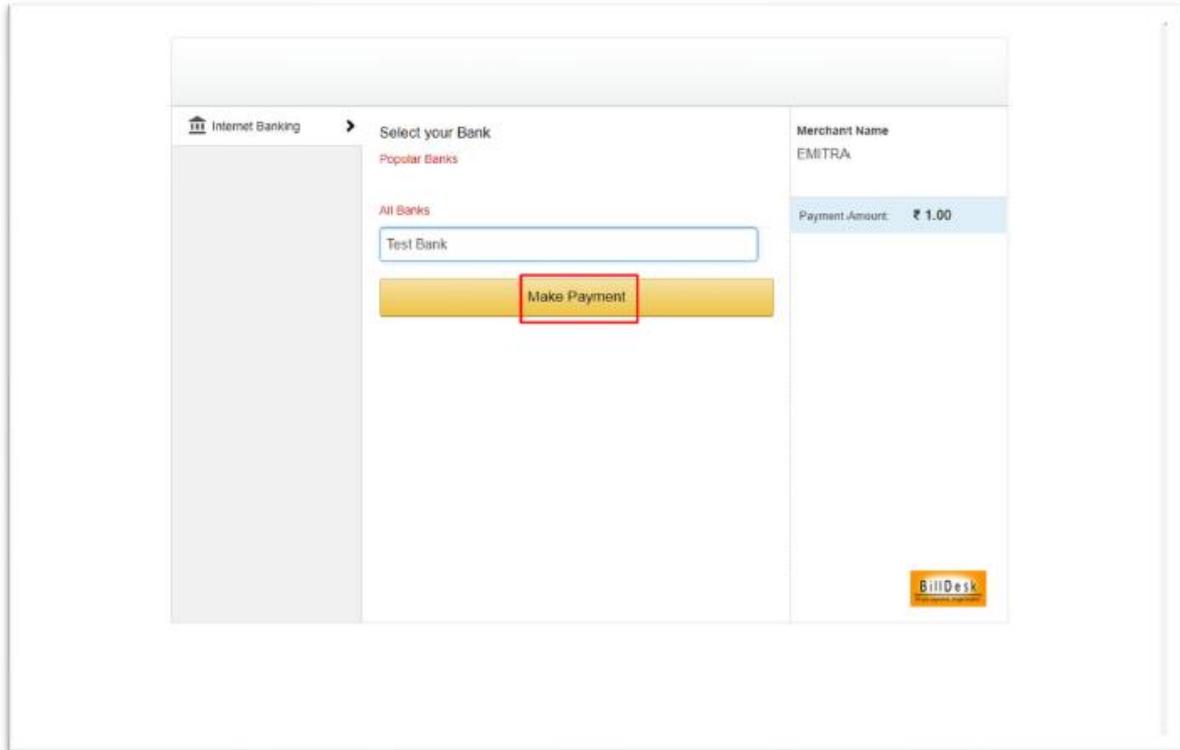
The screenshot shows the Rajasthan Payment Platform (RPP) transaction details page. At the top, there is a logo for RPP. Below the logo, there is a section titled "Transaction Details" with the following information:

- Transaction Id : 285910
- Pay To : RPP Test Merchant Encrypted
- Amount : 1.00
- Purpose : Online Payment

Below the transaction details, there is a section titled "user info" with the following information:

- User : RAJEEVGUJRALSEMETS
- Email Id : RAJEEVGUJRAL@RAJASTHAN.IN
- Mobile No. : 9829318018

At the bottom of the page, there are two buttons: "Proceed" and "Cancel".



Post-successful online fee payment (APPLICATION FEE + SCRUTINY FEE), applicant is re-directed back to BPAS and a payment confirmation message is presented by system as highlighted in the figure below. In this case, applicant is also prompted now, if applicable, to pay the required LABOUR CESS as shown below. Also, applicant is notified of this event through SMS/ Email.

Building Plan Approval System (LSG)
Government of Rajasthan

Help Back to SSO Sign Out RAJEEV.GUJRAL

APPLICATION FOR BUILDING PLAN APPROVAL/ भवन योजना अनुमोदन प्रणाली के लिए आवेदन

1. Applicant/ Firm Details (आवेदक/ फर्म का विवरण)

Application ID/ आवेदक आईडी	JMC/2020-21/BPAS/9	Application Date/Time / आवेदन तिथि/समय	23/10/2020
Current Status/ वर्तमान स्थिति	PENDING WITH APPLICANT (FEE-1 PENDING)-LSG ADMIN JMC	Applicant Category/ आवेदक श्रेणी	INDIVIDUAL
Name (नाम)	RAJEEV GUJRAL/SENT-SR. PO/DOITC	Father's/ Husband Name (नाम)	SHRI GUJRAL
Mobile No. (मोबाइल नं.)	9829318018	E-Mail Address (ईमेल पता)	RAJEEV.GUJRAL@RAJASTHAN.IN
Address (पता)	703, ORIENT RESIDENCY APTS., KRISHNA SAGAR COLONY, MANSAROVAR EXT.,		
State (राज्य)	RAJASTHAN	District (जिला)	JAIPUR
City (शहर)			WARD NO-1
PIN Code (पिन कोड)			

2. Proposal and Site Details (As per LSG)

ULB (नगरीय निकाय)		Application Type/ आवेदन के प्रकार	COMMERCIAL
Is your proposal under 250 sqm of area, G+1 structure excluding basement, height upto 8 meters?			
Proposal for Green Building/ प्रस्ताव ग्रीन बिल्डिंग को विकसित	PLATINUM	Risk Category/ जोखिम की श्रेणी	MEDIUM RISK
Category/ श्रेणी	SMALL BUSINESS INSTALLATION/SHOPS	Is Scheme Area?	NO
Purpose of Land use (As per Lease Deed)/ भूमि उपयोग का प्रयोजन	COMMERCIAL		
District/ जिला	JAIPUR	Tehsil/ तहसील	SANGANER
Revenue Village/ राजस्व ग्राम	ASHAIPURA	Plot No./Khasra No./ भूखण्ड संख्या/ खसरा नम्बर	101
Scheme Name/योजना का नाम		Area of site as per Lease Deed/ सौम डीड के अनुसार साइट का क्षेत्रफल (Sq. Mts.)	100
Application and Scrutiny Fees/ आवेदन	RS.3300	Corner Plot (कोर्नर प्लॉट)	NO

Information/ सूचना

You have successfully paid the form submission payment for building plan application vide APPIID- JMC/2020-21/BPAS/9. Now, to complete the process kindly pay the labour fees amount. Notification has been sent to registered Mobile No. and Email ID.

[Pay \(Labour Cess Fees\)](#)

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Post-successful online payment (LABOUR CESS) at eGRAS, applicant is re-directed back to BPAS and a payment confirmation message is presented by the system as highlighted in the figure below. Also, applicant is notified of this event through SMS/ Email.

