



VARANASI DEVELOPMENT AUTHORITY FORTNIGHTLY NEWSLETTER

10th March '2025



Shastri Nagar Gets an Artistic Makeover

Varanasi Development Authority (VDA) is transforming Shastri Nagar Colony into a vibrant artistic hub with wall paintings. As part of this initiative, a workshop was organized by “Curve and Colors” on 04/03/2025 in Kanshi Ram Awasiya Yojana, where Vice Chairman Pulkit Garg joined children in a live painting session.



A striking “Sadhu” wall painting was created, symbolizing the city’s cultural depth. 14 walls in Shastri Nagar Colony will be painted, with participation from renowned artists like Chifumi (Cambodia), Tushar Kamble (Ahmedabad), and Ruchin Soni (Delhi).

This initiative will boost Varanasi’s artistic and cultural appeal, turning the area into a tourist attraction and photogenic hotspot, perfect for social media-worthy snapshots.



VDA Approves Affordable Housing Project in Record Time

Varanasi Development Authority (VDA) has approved an Affordable Group Housing Scheme for the low-income group near Sunbeam School on Lahartara - Mohansarai Road to Lohta Main Road in less than 100 hours. This approval follows Uttar Pradesh's new Affordable Housing Policy, which encourages developers to build budget-friendly flats by offering various concessions and relaxed norms.

Under this 126-unit project, developer Santosh Kumar Singh & others have proposed basement, stilt, and 7 floors on a 5704.48 sq.m. plot, with flats ranging from 43 to 110 sq.m. The scheme also includes 140 car parking spots, two-wheeler parking, shops, a community center, green space (894.72 sq.m.), and essential facilities like lifts and staircases.

With a 2.50 FAR, 800 flats per hectare density, and exemptions from population density norms, this project will make affordable housing a reality in Varanasi while ensuring planned urban development.



VDA Recognizes Top-Performing Zones for Revenue & Approvals

On March 6, 2025, Varanasi Development Authority (VDA) Vice Chairman Shri Pulkit Garg awarded Zone-1 for depositing the highest revenue (₹1,26,05,237) and Zone-4 for approving the most maps (15). He commended both zones for their efficiency and contribution.

The Vice Chairman expressed dissatisfaction with Zone-3, which issued the fewest maps and deposited the lowest revenue. As a result, he ordered salary suspension for the Zonal Officer and the old Junior Engineer. All zones have been directed to increase mitigation fee collection, approve more maps, and crack down on illegal constructions. The Secretary has been instructed to review all zones to ensure quality improvements.



Revenue & Map Approvals by Zones:

- Zone-1: ₹1,26,05,237 | 4 maps
- Zone-2: ₹1,06,37,662 | 4 maps
- Zone-3: ₹83,59,577 | 3 maps
- Zone-4: ₹1,12,28,506 | 15 maps
- Zone-5: ₹87,22,491 | 4 maps



VDA Pushes Forward with Integrated Divisional Office Project

On March 5, 2025, Varanasi Development Authority (VDA) Vice Chairman Shri Pulkit Garg chaired a crucial meeting with officials from 13 departments regarding the construction of the Integrated Divisional Office. The meeting focused on land acquisition and the relocation of 59 divisional offices into a single complex.



Key Highlights:

- **Land Monetization:** Departments currently operating on government-owned land will have their plots monetized, with funds transferred to the state.
- **Government Priority:** The project is a top priority, aimed at streamlining administrative functions under one roof.
- **Next Steps:** Department heads have been instructed to secure approval from their higher officials for the relocation.
- **Technical Overview:** A PPT presentation detailed the acquisition process, plot numbers, and layout plans of the new office.

The Integrated Divisional Office will enhance efficiency, reduce redundancy, and improve public service delivery, making it a landmark project for Varanasi's governance.

Additional Secretary Dr. Gudakesh Sharma, Tehsildar, Naib Tehsildar, Revenue Inspector, and officers from all 13 concerned departments attended the meeting.



MANIT Bhopal Students Explore Varanasi's Urban Development

A group of 40 students from Maulana Azad National Institute of Technology (MANIT), Bhopal visited Varanasi Development Authority (VDA) as part of their city study program.



Key Takeaways from the Visit:

- The students interacted with VDA Vice Chairman Shri Pulkit Garg and City Planner Prabhat Kumar, gaining insights into urban planning, infrastructure projects, and Smart City initiatives.
- Discussions covered VDA's key schemes, development strategies, and future expansion plans.
- The students appreciated Varanasi's rapid urban transformation, especially the execution of Smart City projects and infrastructure enhancements.

This visit provided a practical perspective on urban governance, helping the students understand how city planning is implemented in a historic yet evolving metropolis like Varanasi.



Utility Shifting for Ropeway Project Gains Momentum

On 05/03/2025, Dr. Ved Prakash Mishra, Secretary, Varanasi Development Authority (VDA), inspected the utility shifting work at Godaulia intersection, a crucial step in the Ropeway Project.



Key Developments:

- Held discussions with the EE of Jal Nigam to address technical challenges.
- Resolved coordination issues between Jal Nigam and the Electricity Department.

Following the inspection, utility shifting work commenced immediately to prevent project delays. With these efforts, the Ropeway Project—set to transform urban mobility in Varanasi—remains on track for timely completion.



Planning Department Review: Focus on Records & Efficiency

A review meeting of the Planning Department was held at VDA under the chairmanship of the Secretary. Discussions focused on file maintenance and workflow improvement. Key directives included:



- Maintaining structured records for all files within 200 meters of the Ganga.
- Creating separate registers for Section 80 applications and petrol pump allocations.
- Systematic handling of files related to Archaeological Department areas.
- Task division among Planning Department staff for better efficiency.

Town Planner Prabhat Kumar, Junior Engineers, and other department officials attended the meeting.



VDA Reviews Weekly Progress of Zone-3, Zone-4, and Zone-5

VDA Secretary Dr. Ved Prakash Mishra conducted a review meeting to assess the progress of Zone-3 (Dashaswamedh, Chetganj, Chowk, Kotwali), Zone-4 (Bhelupur, Nagwan), and Zone-5 (Ramnagar, Mughalsarai) for February 2025. Key discussions included pending mitigation maps, fee recoveries, illegal plotting, unauthorized fuel stations, and top defaulters.



Key Highlights:

Mitigation Maps Approved – Zone-3: 13, Zone-4: 15, Zone-5: 11 (Total: 39)

Mitigation Fee Deposited – ₹2.83 crore across all three zones

IGRS Complaints – Addressing negative feedback and improving resolution efficiency

The Secretary emphasized expediting approvals, strict enforcement actions, and ensuring a systematic approach in handling unauthorized constructions.



Parks in Kanshiram Awasiya Yojana Set for Major Revamp

VDA Secretary Dr. Ved Prakash Mishra inspected the parks and roads of Kanshiram Awasiya Yojana, assessing their deteriorating condition. Following the Vice Chairman's instructions, officials were directed to begin immediate repair and development work.



Key Upgrades Planned:

- **Boundary Walls & Infrastructure** – Construction and repairs where needed
- **Park Enhancements** – Swings, open gyms, lighting, and seating arrangements
- **Greenery & Beautification** – Tree plantations and aesthetic wall paintings
- **Road & Drainage Repairs** – Strengthening basic infrastructure and intensifying cleanliness efforts

VDA aims to complete these renovations within a set timeframe without compromising on quality. Superintending Engineer Ajay Pawar and Executive Engineer Arvind Sharma assured timely execution of the project.



VDA VC Reviews Progress on Park Upgradation

Vice Chairman Shri Pulkit Garg chaired a review meeting on the ongoing upgradation of parks managed by Varanasi Development Authority. The discussion covered key parks, including Mahadev Nagar Colony, Ashok Vihar (Block A & B), Patrakarpuram, and three parks in Kanshi Ram Awasiya Yojana.



Key Directives from the Meeting:

- **Strict Quality Control** – Only high-quality materials to be used
- **Timely Completion** – No delays will be tolerated
- **Enhanced Standards** – Parks will meet modern infrastructure benchmarks

Secretary Dr. Ved Prakash Mishra, Superintending Engineer Ajay Pawar, and other officials assured commitment to making city parks greener, more accessible, and aesthetically pleasing for residents.



VDA Vice Chairman Inspects Kanshiram Awasiya Yojana, Orders Immediate Renovation

Vice Chairman Shri Pulkit Garg conducted an inspection of Kanshiram Awasiya Yojana, where 3,000 buildings were developed in two phases. Noting the poor condition of roads and parks, he directed officials to immediately begin renovation work using the infrastructure fund.



Key Directives from the Inspection:

Parks Revamp: Greenery, seating, play areas, and proper maintenance

Road Repairs: Immediate action to fix damaged roads and drainage

Sanitation Focus: Solutions for waterlogging and cleanliness issues

Local residents raised concerns about public facilities, to which the Vice Chairman assured swift action. VDA will prioritize and fast-track improvements to enhance livability in the Shivpur area.



VDA Conducts Training Workshop on UP Public Interest Guarantee Act 2011

Varanasi Development Authority organized a one-day training program to ensure efficient handling of public applications under the UP Public Interest Guarantee Act 2011. Mrs. Pragya Singh, Nodal Officer, led the session, briefing officials on the Act's key provisions and timely resolution of public cases.



Key Focus Areas:

- Map Approvals & Property Disposal
- Refund Process for Allottees
- Freehold Conversion of Lease Plots
- Pension Approvals & Record Access



Utility Shifting for Varanasi Ropeway Project to be Expedited

A crucial meeting was held under the chairmanship of VDA Vice Chairman Shri Pulkit Garg to review the utility shifting work for the Varanasi Ropeway Project. Key officials from Jal Nigam, Jalkal Department, NHLM, and PUVNL participated.



Key Updates & Directives:

- Jalkal Department to shift utilities at Tower-23 within three days.
- NHLM to submit a traffic diversion plan for Tower-29 barricading within a day.
- Jal Nigam to begin trial pit construction at Godaulia Chauraha from 28.02.2025.
- Line diagram of sewer & stormwater pipelines to be submitted by 01.03.2025.
- Joint site inspection at Godaulia Chauraha scheduled for 08.02.2025.

The Vice Chairman emphasized timely execution to ensure seamless progress of the ropeway project and directed all departments to complete their tasks at the earliest.



VDA Secretary Inspects Upgradation Works in City Parks

Varanasi Development Authority Secretary Dr. Ved Prakash Mishra conducted a site inspection of ongoing upgradation works in Ashok Vihar Colony (Block A & B), Mahadev Nagar Colony Park, and Lalpur B Block Holi Park.



Key Areas Reviewed:

- Modern lighting installation
- Brickwork, plaster & painting
- Interlocking pathways
- Horticulture & landscaping
- Boring & water facilities
- Benches & swings for public use

The Secretary interacted with residents and took their suggestions while directing officials to ensure timely and quality completion of the projects. Executive Engineer Arvind Sharma, Assistant Engineer Anuj Sharma, and Junior Engineer Sanjay Gupta were present during the inspection.



VDA Reviews Progress of Zone-1 & Zone-2, Focus on Pending Maps & Illegal Constructions

A review meeting of Zone-1 and Zone-2 was conducted by Additional Secretary Dr. Gudakesh Sharma at Varanasi Development Authority.



Key Highlights:

Compounding Fee Collected (16-22 Feb 2025)

- **Zone-1:** ₹14,92,321 (Total FY 24-25: ₹9.78 Cr)
- **Zone-2:** ₹6,55,000 (Total FY 24-25: ₹6.63 Cr)

Action Points:

- Pending mitigation maps to be cleared on priority.
- Strict enforcement against builders failing to deposit compounding fees
- Basement clearance & parking compliance for sealed cases.
- One-week deadline for resolving public complaints.
- Identification & demolition of unauthorized developments.

Officials were warned against negligence, with strict action assured for delays. The meeting was attended by Zonal Officers, Engineers, and field personnel.



VDA Launches Internship Program for Urban Planning Aspirants

Varanasi Development Authority (VDA) has announced an internship program for students pursuing a master's degree in urban planning, urban design, or related fields. This initiative, led by Vice Chairman Shri Pulkit Garg, aims to provide hands-on experience in city planning, infrastructure development, policy implementation, GIS mapping, and community engagement.

Internship Details:

- **Duration:** 2 months (Summer Internship)
- **Stipend:** ₹20,000 per month
- **Eligibility:** Master's degree students in urban planning/urban design/related fields
- **Skills Required:** GIS, AutoCAD, SketchUp, Adobe Suite, knowledge of zoning laws & sustainable development

VARANASI DEVELOPMENT AUTHORITY

INTERNSHIP PROGRAM

Varanasi Development Authority is inviting applications for **Three Planning Interns** to contribute to the sustainable and planned development of the city. This internship offers an excellent opportunity for students and young professionals to gain hands-on experience in urban planning, infrastructure development, policy implementation, GIS mapping, and community engagement.



Eligibility

Student of Master's degree in urban planning/urban design/ related fields

Duration

2 Months
(Summer Interns)

Stipend

₹ 20,000 / Month/person

Preferred skills

Understanding of master planning, zoning, urban laws, development policies, and local governance.

Proficiency in GIS, AutoCAD, SketchUp, Adobe Suite

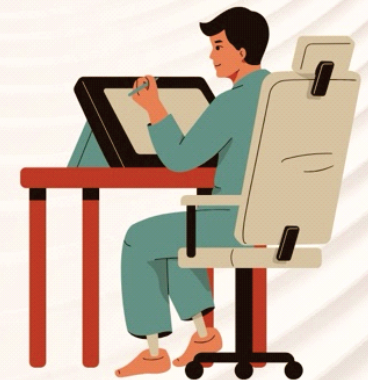
Interest in placemaking, township planning, sustainable development, transport planning, and innovative urban design solutions.

Ability to work both independently and collaboratively in a team environment.

Apply

At the given link below.

<https://surli.cc/aeylvz>



Application Process: Interested candidates can apply through the official link provided by VDA.

This internship is an excellent opportunity for students to gain real-world exposure in master planning, transportation planning, and township development, strengthening their career prospects in urban development.



VDA to Offer Plants at Government Rates in Deen Dayal Upadhyay Smriti Sthal Park

Varanasi Development Authority (VDA) is setting up a nursery in Pt. Deen Dayal Upadhyay Smriti Sthal (Padav) Park, where visitors can purchase plants at government rates. Vice Chairman Pulkit Garg held a review meeting to assess the nursery's progress.

Garden expert Gaurav Kumar informed that 25 beds have been prepared with polythene bags and plant cuttings. The Vice Chairman directed that rate boards be installed for transparency and ease of purchase.

Additionally, for events, reels, or pre-wedding shoots, visitors can contact Garden Expert Ramdhani Prasad (Mob. 07985301129). The Vice Chairman also encouraged newly appointed garden experts to bring fresh ideas to enhance the park's appeal and facilities.



Key Highlights:

- Plants available for purchase at government rates
- Event & photoshoot bookings open
- New initiatives to enhance park aesthetics

VDA aims to make city parks more accessible, sustainable, and community-friendly.



VDA Cracks Down on Illegal Constructions & Unauthorized Plotting

The Varanasi Development Authority (VDA) enforcement team conducted multiple sealing and demolition actions across various zones to curb unauthorized constructions and illegal plotting.

Sealing Actions:

Zone-3 (Ward-Dashaswamedh): Rehman Ali illegally constructed a G+1 building over 1,200 sq. meters near Rohitas Baoli Kuan, Jangambadi without VDA approval. The



structure was sealed under Sections 27, 28(1), and 28(2) of the UP Town Planning and Development Act-1973 and placed under police custody.

Zone-4 (Ward-Bhelupur): Nishad Khanna built a ground-floor structure and carried out further construction work at Plot No. B 27/78-A-1, Mouza-Gurudham without VDA approval. The building was sealed and handed over to the police.

Demolition Actions:

Zone-1 (Ward-Sikraul): An illegal 4,000 sqm plot was being developed within 50 meters of Varuna Corridor in Mauja-Dhelvaria, Baghwanala. The unauthorized layout was demolished following legal proceedings.

Zone-5 (Ward-Ramnagar): A 1,000 sqm illegal plot in Mauja-Patnava, Prakriti Nagar Colony was being developed without approval. The unauthorized plotting was demolished under Section 27 of the UP Town Planning and Development Act-1973.

VDA's Warning:

- No construction without approved maps.
- Strict action against illegal developments.



VDA urges citizens to comply with approved building regulations to avoid penalties, sealing, and demolition actions.

IMPORTANT ADVISORY: Varanasi Development Authority VDA urges all the citizens of Varanasi to refrain from buying or selling properties with illegal constructions or plotting. All citizens are also advised to secure mandatory map approvals before any construction activity to avoid engaging in illegal construction practices.

✉ **Email Id:** vdavaranasi@gmail.com

🌐 **Website:** <https://vdavns.com>

📷 **Instagram:** (@vdavaranasi)

🐦 **Twitter:** <https://twitter.com/vdavaranasi>

📘 **Facebook:** <https://www.facebook.com/vdavaranasii>

With love and excitement!

**VARANASI DEVELOPMENT AUTHORITY,
VARANASI**