



VARANASI DEVELOPMENT AUTHORITY FORTNIGHTLY NEWSLETTER

18th JULY '2024



VDA Reviews Building Construction and Development with Builders

A review meeting chaired by Vice Chairman Shri Pulkit Garg was held with the Varanasi Builders and Developers Association. Key topics included the Building Construction and Development Bye-laws 2008 amendments, rainwater harvesting, and development in Ramnagar, Babatpur, and other areas. Builders were urged to adhere to approved maps and address issues obtaining NOCs from the Municipal Corporation and PWD. The Vice Chairman assured us of the timely resolution of pending NOCs. The Map Facilitation Cell will operate from Room 38, 10:00 am to 12:00 pm, to streamline map approval processes. Attendees included Town Planner Prabhat Kumar, Executive Engineer Anand Mishra, and representatives from ARC Group and Didwania Group.



131st VDA Board Meeting Concludes with Key Approvals

The 131st Board Meeting of the Varanasi Development Authority (VDA) was held on July 4, 2024, and chaired by the Hon'ble Commissioner of Varanasi Division. Vice Chairman Pulkit Garg presented the proposals, and Authority Secretary Dr Ved Prakash Mishra moderated the meeting.

Key Highlights:

- Map Facilitation Cell: Inaugurated to streamline the map approval process. Staff will assist the public from 10:00 am to 12:00 noon in Office Room No. 38.
- Online Land Use Portal: Launched at www.vdavns.com, allowing the public to check land use information online, reducing unauthorized construction.

- Petrol Pump Standards: Adopted new standards for urban petrol pumps, requiring a minimum measurement of 20x20 meters or as specified by oil companies.

- Mitigation Charges Installments: Approved instalment payment plans for mitigation charges at 12% simple interest for 2 half-yearly instalments if below Rs. 50 lakh, and 4 half-yearly installments if above Rs. 50 lakh. Non-payment within 30 days will incur 15% compound interest.

The meeting emphasized transparency and efficiency in VDA's processes, which contributed to the planned development of Varanasi.



VDA Organizes Notice Hearing and Map Disposal Camp

A "Notice Hearing and Map Disposal Camp" was organized under the instructions of the Vice Chairman. The camp issued 11 No Objection Certificates (NOCs) from the Planning Section and 16 from the Sealing Section. Four new mitigation map applications were received.

Key Highlights:

- Maps Processed: 16 maps with a total fee of Rs. 1,15,29,260.
- Fees Collected: Rs. 13,56,052 deposited in the Authority Fund.
- Attendance: 137 people attended, with 107 notice cases heard.

Joint Secretary Parmanand Yadav led the camp, with participation from Zonal Officers, Junior Engineers, and staff from the Planning, Acquisition, Sealing, and Law Sections. The VDA will organize similar camps every Thursday to ensure the effective disposal of mitigation maps and notices.



VDA Reviews Outstanding Property Recoveries and Introduces Weekly Camps

On July 11, 2024, the Vice Chairman reviewed outstanding recoveries for properties allotted on rent and instalments. The review highlighted Rs. 7.67 crore outstanding from 152 rented properties and Rs. 6.50 crore from 217 properties allotted in instalments. The Vice Chairman appointed the property in charge as the nodal officer for recovery and instructed Planning Desk Assistants to promptly notify defaulters to pay their dues. Notices of cancellation will be issued unless payments are made within the stipulated time.

"Special Property Camps" will be organized every Saturday from 11 AM to 2 PM at the Authority office and major defaulter schemes to facilitate recovery. Defaulters will receive QR codes and other convenient payment options to settle their dues with VDA.



VDA Enforces Regulations in Zone-5, Seals Illegal Construction

Following the Vice Chairman's instructions, the Varanasi Development Authority's Zone-5 enforcement team sealed an unauthorized construction in Ward-Mughalsarai. Vivek Singh, son of Brij Kishore Singh, was carrying out illegal construction at House No.-206, Mauja Bheenti, Police Station-Ramnagar. Despite notice proceedings under sections 27, 28(i), and 28(ii) of the UP Town Planning and Development Act, 1973, the construction continued on June 13, 2024.

Consequently, the site was sealed on July 5, 2024, and handed over to police custody for continuous monitoring. Zonal Officer Shri Prakash and Junior Engineer P.N. Dubey supervised the sealing process.



VDA Enforces Regulations in Zone-1, Seals Illegal Construction

The Varanasi Development Authority's Zone-1 enforcement team sealed an unauthorized construction by Dr Shivesh Jaiswal in Ward-Sikroul, Varanasi. Despite notices under sections 27, 28(i), and 28(ii) of the UP Town Planning and Development Act 1973, construction continued. On July 6, 2024, the site was sealed and handed over to police custody. Zonal Officer Singh Gaurav Jaiprakash and Assistant Engineer Atul Mishra supervised the action. The Chairman urged the public to obtain VDA-approved maps before construction to avoid strict penalties.



VDA Enforces Regulations in Zone-5, Demolishes Unauthorized Plotting

On July 6, 2024, the Varanasi Development Authority's Zone-5 enforcement team demolished illegal plotting in Ward-Mughalsarai, Thana-Mughalsarai, Mauja-Karwat, District-Chandauli. Unauthorized development was occurring on about 18 bighas without an approved layout. The enforcement team, with police assistance, demolished the site and installed a signboard indicating illegal plotting. At the scene were Zonal Officer Mr Prakash Kumar, Junior Engineers Mr Vijay Singh and Mr P.N. Dubey, supervisors, and police forces.



VDA Enforces Regulations in Zone-1, Demolishes Unauthorized Plotting

On July 7, 2024, the Varanasi Development Authority's Zone-1 enforcement team, under the chairmanship of Vice Chairman Shri Pulkit Garg, demolished illegal plotting in Ward-Shivpur Anaura. Illegal developments by Purushottam Agarwal and Ravindra Agarwal on 4.5 bighas in Mauja-Gosaipur Harhua Thana Bara Village were removed. Additionally, illegal plotting on 5 bighas in Ward Shivpur Ausanpur and Panchkoshi Road Harhua by unknown persons was also demolished.



The demolition was done with the assistance of the enforcement team and police force. Zonal Officer Singh Gaurav Jaiprakash, Assistant Engineer Ambharish Sharma, and other supervisors were present. Necessary instructions were given to the Zonal Officer to ensure compliance and prevent future unauthorized constructions.



Inauguration of High Masts in Eight Villages by VDA

On Monday, Legislative Council member and BJP district president Hansraj Vishwakarma inaugurated eight high masts funded by the Varanasi Development Authority's infrastructure fund. These masts, costing Rs. 44 lakhs, were installed in villages including Hashapur Misirpur, Naraur, Kakarmatta, Chittauni Kot, Hardatpur, Gautam Nagar Colony, Ayodhyapur, and Mudadev.

The event occurred in Gautam Nagar Colony of Suswahi Ward, Rohania Assembly constituency. Notable attendees included Kashi Vidyapeeth Block Pramukh representative Pravesh Patel, Mandal President Milan Maurya, Councilor Suresh Patel Guddu, VDA Executive Engineer Satya Prakash Verma, Assistant Engineer Lala Satish Kumar Suman, firm contractor Ajay Singh, and several community leaders and officials.



VDA Enforces Regulations in Zone-4, Demolishes Unauthorized Plotting

On July 8, 2024, the Varanasi Development Authority's Zone-4 enforcement team demolished illegal construction and sealed unauthorized plotting. In Ward-Bhelupur, unauthorized construction of a ground floor and illegal plotting on three bighas by unknown persons were demolished around Assi Nallah, with a notice board installed indicating the area as illegal for plotting.

In Ward-Nagwan, multiple unauthorized constructions were sealed:

- RP Singh's ground floor pillars and beam work in Kaivalyadham Extension Colony.
- Rituraj Singh's first-floor construction near Millennium School has not been approved.
- Seema Singh's G+3 building extension in Kaivalyadham Extension.
- Chintamani Yadav's second-floor roofing on a G+1 building in Gangotri Nagar.
- Gangadhar Singh's fourth-floor construction on a G+3 building in Patel Nagar, Samneghat.
- Anil Singh's second-floor columns and walls on a G+1 building in Patel Nagar, Samneghat.



All sites were handed over to police custody for continuous monitoring, with Zonal Officer Shri Pramod Tiwari and Junior Engineer RK Singh supervising the actions.



VDA Enforces Regulations in Zone-1, Seals Illegal Construction

On July 8, 2024, the Varanasi Development Authority's Zone-1 enforcement team sealed an unauthorized construction in Ward-Sikraul, Pehlu Ka Pura, Phulwaria. Devanti Yadav had continued construction on the first floor above the ground floor despite a show cause and stop work notice issued on June 7, 2024, under sections 27 and 28 of the UP Town Planning and Development Act, 1973. The site was sealed and handed over to police custody for continuous monitoring. Zonal Officer Singh Gaurav Jai Prakash and Junior Engineer Atul Mishra supervised the action.



VDA Enforces Regulations in Zone-2, Seals Illegal Construction

The Secretary of the Varanasi Development Authority inspected the main roads in Ward Sarnath, Daulatpur, Sandha, and Milkopur under Zone 2. Several illegal constructions, including residential, commercial, and marriage halls, were discovered and sealed immediately.

Key actions included sealing:

- A commercial construction by Sanjay Jaiswal at Building No. S. 3/186, Daulatpur Bhakti Nagar.
- A commercial construction by Hariharnath Patel at Sandha Chauraha, Ring Road, Bariyasanpur.
- A residential construction by Akshay Kumar Yadav at Milkapur, Shankarpur (Near Ring Road).
- A Baraat Ghar/Marriage Lawn by Sanjay Singh at Bariyasanpur (Near Ring Road).
- A Baraat Ghar/Marriage Lawn by Vijendra Pratap Singh at Bariyasanpur, Ring Road.



Zonal Officer Shri Sanjeev Kumar, Junior Engineer Shri Jai Prakash Gupta, and the enforcement team were present during the inspection. The Secretary urged the public to purchase plots only with approved layouts from VDA and to avoid unapproved construction to prevent strict enforcement actions.



VDA Enforces Regulations in Zone-2, Demolishes Unauthorized Plotting

On July 9, 2024, the Varanasi Development Authority's Zone-2 enforcement team demolished illegal plotting in Ward-Sarnath, Thana-Chaubepur, Milkopur, and Shankarpur. Kundan Singh and Swatantra Mishra had developed unauthorized plotting on about 5 bighas without approved layouts.

The site was demolished with the help of the enforcement team and police force, and a signboard indicating illegal plotting was installed. Zonal Officer Sanjeev Kumar, Junior Engineers Jai Prakash Gupta and Vinod Kumar, along with all supervisors and police force, were present during the operation.



VDA Enforces Regulations in Zone-5, Demolishes Unauthorized Plotting

On July 9, 2024, the Varanasi Development Authority's Zone-5 enforcement team demolished illegal plotting across approximately 30 bighas in Ward-Ramnagar, Police Station-Mughalsarai, and Mauja-Nathupur and Katesar in District-Chandauli. The unauthorized developments, carried out by unknown plotters without approved layouts, were dismantled with the assistance of the enforcement team and police force. A signboard indicating illegal plotting was installed at the site. Joint Secretary Parmanand Yadav, Zonal Officer Prakash Kumar, Junior Engineer P.N. Dubey, and other supervisors were present during the operation.



VDA Enforces Regulations in Zone-3, Demolishes Unauthorized Plotting

On July 9, 2024, the Varanasi Development Authority's Zone-3 enforcement team demolished illegal plotting in Ward-Dashaswamedh, Thana-Rohania, Mauja-Darekhoo. Rita Dubey had developed unauthorized plotting on about 10 bighas without approved layouts. The demolition was done with the help of the enforcement team and police force, and a signboard indicating illegal plotting was installed at the site. Zonal Officer Saurav Dev Prajapati, Junior Engineer Ashok Tyagi, and all supervisors and police force were present during the operation.





VDA Enforces Regulations in Zone-4, Seals Illegal Constructions

The Varanasi Development Authority's Zone-4 enforcement team sealed five unauthorized constructions on July 9, 2024:

- Shri Harishchandra Patel: Unauthorized G+2 construction, 20 x 80 feet on Hyderabad Gate to Sushvahi Road.
- Shri Manoj Kumar Rai: Unauthorized ground floor construction, 30 x 60 feet in Ganeshpuri Colony, Hyderabad Gate Sushvahi Road.
- Shri Anil Singh: Unauthorized G+1 construction, 30 x 60 feet in Ganeshpuri Colony, Hyderabad Gate Sushvahi Road.
- Shri Sanjay Rai: Unauthorized ground floor construction, 20 x 40 feet in Ganeshpuri Colony, Hyderabad Gate Sushvahi Road.
- Shri Rajesh Jaiswal: Unauthorized G+5 hotel construction in Vivekanand Puram Colony.

These constructions were sealed under sections 27, 28(i), and 28(ii) of the UP Town Planning and Development Act 1973. The sites were handed over to police custody for continuous monitoring. Zonal Officer Pramod Tiwari and Sub Engineer R.K. Singh supervised the operations.



VDA Enforces Regulations in Zone-5, Seals Illegal Constructions

The Secretary of Varanasi Development Authority approved sealing several unauthorized constructions in Zone-5 on July 9, 2024. The following illegal constructions were sealed:

- Bablu Jaiswal: 20x70 sq. ft. in Mauza-Dandi, Karwat, Ward-Mughalsarai.
- Chitranjan Lal Vishwakarma: Unauthorized construction in Mauza-Bechupur, near Subhash Park, Ward-Mughalsarai.
- Khushboo Yadav: Unauthorized construction is in Mauza Mahawalpur, Pargana-Ralhupur, and District-Chandauli.
- Manoj Yadav: B+G+4 construction in about 150x40 sq. ft. in Mauja-Dulhipur, Ward-Mughalsarai.
- Rakhi Jain: Unauthorized construction on plot no. 19/5 and 20/9 in Mauza-Bechupur.



The sealing was done with Zonal Officer Mr Prakash, Junior Engineer Mr P.N. Dubey, and the enforcement team. The Secretary urged the public to purchase only VDA-approved plots and avoid construction work without an approved map to prevent strict enforcement action



VDA Enforces Regulations in Zone-3, Demolishes Unauthorized Plotting

On July 10, 2024, the Varanasi Development Authority's Zone-3 enforcement team demolished unauthorized plotting and sealed illegal constructions. Alok Kumar's illegal plotting on 10 bighas in Ward-Dashashwamedh, village Darekhu, was demolished by Vice Chairman Shri Pulkit Garg. Further inspections on Ganganagar Road led to directives for additional action against unapproved constructions.

By the Chairman's orders, six illegal constructions on Gangapur Road, under Police Station Rohania, were sealed:

- B+G+1 construction by Ram Lakhan.
- B+G+1 construction by Pradeep Patel.
- Ground floor construction by Dharendra Patel.

- G+1 construction by Ganesh, son of Bechain Lal.
- B+G construction by Saurabh Patel.
- B+G+1 construction by Gulab Chandra.

Zonal Officer Saurav Dev Prajapati, Junior Engineer Ashok Tyagi, and the enforcement team, along with the police force, supervised the operations.



VDA Enforces Regulations in Zone-3, Seals Illegal Construction

On July 10, 2024, the Varanasi Development Authority's Zone-3 enforcement team demolished illegal plotting and sealed six unauthorized constructions. Alok Kumar's illegal plotting on 10 bighas in Ward-Dashashwamedh, village Darekhu, was demolished with the help of the enforcement team and police force in the presence of Vice Chairman Shri Pulkit Garg. Other illegal plots on Ganganagar Road were inspected, and the Zonal Officer was directed to take necessary actions and seal unapproved constructions.

Following the Chairman's orders, six illegal constructions on Gangapur Road, under Police Station Rohania, were sealed:

- G+1 construction by Ganesh, son of Bechain Lal.
- B+G construction by Saurabh Patel.
- B+G+1 construction by Gulab Chandra.
- B+G+1 construction by Ram Lakhan.
- B+G+1 construction by Pradeep Patel.
- Ground floor construction by Dharendra Patel.



Zonal Officer Saurav Dev Prajapati, Junior Engineer Ashok Tyagi, and the enforcement team, along with the police force, supervised the operations



VDA Enforces Regulations in Zone-1, Seals Illegal Construction

On July 10, 2024, the Varanasi Development Authority's Zone-1 enforcement team sealed an unauthorized construction by Sultan Qureshi at building number S 17/387, Nadesar, Ward-Sikraul. Despite receiving a show cause notice and a stop work notice on April 20, 2022, construction continued under sections 27 and 28 of the UP Town Planning and Development Act, 1973. The site was subsequently sealed under sections 27, 28(1), and 28(2) of the same Act and handed over to police custody for continuous monitoring. Zonal Officer Singh Gaurav Jai Prakash and Junior Engineer Atul Mishra supervised the operation.



VDA Enforces Regulations in Zone-4, Seals Illegal Construction

On July 10, 2024, the Varanasi Development Authority's Zone-4 enforcement team demolished and sealed illegal constructions. Unauthorized plotting on approximately 6 bighas by Shri Raju Gupta, Paras Gupta, Munau Chaudhary, Deepu Patel, Sarvesh Tiwari, and others in Ward-Nagwan, Police Station-Rohania, Bachhav, Aude was demolished with police assistance. An FIR was filed against the developers under relevant sections of the Indian Penal Code.

Additionally, unauthorized basement shuttering by Bhagirath Jalan affecting road widening on a 40x80 sq. ft. area at Chitaipur Chunar Road, Awaleshpur, Gautam Nagar turn, was sealed under sections 27, 28(i), and 28(ii) of the UP Town Planning and Development Act-1973. The site was handed over to police custody for continuous monitoring. Zonal Officer Pramod Tiwari, Junior Engineers R.K. Singh and Ajay Kumar Jain supervised the operations.



VDA Enforces Regulations in Zone-4, Demolishes Unauthorized Plotting

On July 11, 2024, the Varanasi Development Authority's Zone-4 enforcement team demolished illegal plotting in Ward-Nagwan, Police Station-Rohania, Bachhav, Aude, Somnath Society. Unauthorized plotting was being developed on approximately 20 bighas without approved maps. The demolition was done with the assistance of the enforcement team and police force.





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.

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