



VARANASI DEVELOPMENT AUTHORITY FORTNIGHTLY NEWSLETTER

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VDA's Expanded Area Moves Toward Planned Development — Contract Finalized for GIS-Based Master Plan

The Varanasi Development Authority (VDA), established in 1974 under the Uttar Pradesh Urban Planning and Development Act, 1973, has taken another major step toward the city's planned growth. Following the boundary expansion on June 28, 2024, which added 215 new revenue villages across 278 sq. km, bringing the total to 850 villages, the Authority has now initiated the GIS-based Master Plan for these newly included areas.

After a QCBS-based e-tender process, M/s Sai Consulting Engineers Pvt. Ltd. has been appointed to prepare the master plan within eight months. The agreement was officially signed on 18 September 2025.



The GIS-based plan will guide the city's long-term, organized development—balancing housing, commerce, and green spaces while improving land use, infrastructure, and resource efficiency. The initiative aims to prevent unplanned growth, boost economic investment, and preserve Varanasi's rich cultural and historical heritage, setting a roadmap for sustainable urban expansion.



India's First Urban Ropeway Takes Shape in Varanasi — A New Era of City Transit

Varanasi is set to make history with Asia's first urban ropeway project, a joint initiative of the Government of India and Uttar Pradesh, redefining urban mobility in the ancient city.

The ₹815.58 crore project will span 3.8 km from Cantt Station to Godaulia, featuring five stations (Cantt, Vidyapeeth, Rathyatra, Church, and Godaulia) and 29 towers. With 150 gondolas, it will transport up to 3,000 passengers per hour per direction—nearly 96,000 commuters daily.



Built to global CEN safety standards, the ropeway includes advanced control systems, deep foundation towers (up to 160 ft high) and 15 years of integrated operation and maintenance. Each station will double as a commercial hub, adding 2 lakh sq. ft. of retail, office, and hotel space to boost revenue and employment.

The ropeway isn't just a transport project—it's a step toward transforming Varanasi's skyline and daily commute while elevating tourism and economic growth.



Kabir Math Mural: Where Saint Kabir's Words Meet Modern Art

The Varanasi Development Authority (VDA) has transformed the walls of Kabir Math, Kabir Chaura into a vibrant tribute to Saint Kabir's timeless wisdom. Created by curator Abhishek Kumar Singh of Curves & Colors and led artistically by Rishiraj "Bong UFO" Chakraborty, the "Kabir Math Mural" reimagines Kabir's teachings through vivid imagery and handwritten couplets.

Inspired by Indian miniature art, the mural uses soft, earthy hues to depict Kabir's meditation, khadi-spinning, and hymns, blending spiritual calm with artistic grace. Symbols like lotuses and birds invite reflection on simplicity and unity—the essence of Kabir's philosophy.

Now one of Varanasi's most photographed selfie points, the site attracts locals and tourists alike. Beyond beautifying public space, the mural embodies VDA's mission to make Varanasi "India's Living Canvas"—where cultural heritage and modern art flow together as seamlessly as the Ganga.



VDA Clears Varanasi Region's Tallest Twin Tower Project in Record Time

The Varanasi Development Authority (VDA) has approved the region's tallest commercial and group housing project, rising 112 meters high, in just four days. The landmark "Twin Tower" project by JHS Infra Homes LLP and Jeet Home Solutions Pvt. Ltd. will come up on the GT Road–Standard Road to Ramnagar Main Road corridor in Chandauli.

Spanning 9,551 sq. m., the development will feature two 32-floor towers with 357 residential units, commercial spaces on the first three floors, and rooftop amenities including an open-air restaurant and swimming pool.



The project provides 489 car parking spaces, green landscaping, rainwater harvesting, solar panels, and wastewater recycling—ensuring compliance with modern building and sustainability norms.

The approval marks a milestone in VDA's drive for planned vertical growth, unlocking nearly ₹7 crore in immediate revenue and an expected ₹100 crore boost overall, setting a new benchmark for rapid, transparent urban development in the region.



VDA Reviews Circulation and Mobility Plan for India's First Urban Ropeway

The Varanasi Development Authority (VDA) held a key meeting chaired by Vice Chairman Pulkit Garg to finalize the circulation, parking, and feeder bus plan for the upcoming Varanasi Ropeway — India's first urban ropeway public transport system.

During the session, NHLML Project Director presented detailed proposals for drop-off and pickup zones, vehicle flow, and passenger movement at all ropeway



stations. The Vice Chairman directed that land requirements and parking areas be identified and mapped for each station to ensure smooth connectivity.

The meeting saw participation from NHLML, VDA officials, and engineers, emphasizing the project's integrated approach to urban mobility.

Implemented jointly by the Government of India and Uttar Pradesh, the ropeway—executed by M/s Vishwa Samudra Engineering Pvt. Ltd. and Bartholet Maschinenbau AG (Switzerland)—will redefine public transport in Varanasi by linking key city nodes through an elevated, eco-friendly transit system.



VDA Vice Chairman Inspects ₹30 Crore Group Housing Project in Dhanesari

On September 29, 2025, VDA Vice Chairman Pulkit Garg conducted an on-site inspection for the completion certificate of a group housing project located at land parcels No. 21, 22, and 24, Mauja Dhanesari.

The project features 140 flats across 14 floors, along with 156 car parking spaces spread across the basement, stilt, and ground levels. It also includes a community hall, solar rooftop system, STP, rainwater harvesting, solid waste management, and a piezometer to monitor groundwater recharge.



With a total cost of ₹30 crore, the project meets all modern sustainability and infrastructure standards. Following the inspection, the VDA approved issuance of the completion certificate, reinforcing its commitment to promoting planned, eco-conscious urban development in Varanasi.



VDA Flags Irregularities at Amritasha Hospital, NOC Withheld

A site inspection led by VDA Vice Chairman Pulkit Garg on October 7, 2025, revealed deviations from the approved building map at Amritasha Hospital and Trauma Center, located in Mauja Bharlai, Ward-Shivpur.

The inspection, conducted following a letter from the Additional City Magistrate (First) regarding the hospital's request for empanelment under the Ayushman Bharat–Pradhan Mantri Jan Arogya Yojana, found major discrepancies in parking arrangements. While the approved plan required 66 car spaces and one ambulance bay, only 32 car parks and one ambulance space were available on-site.



Given these violations, the VDA determined that an NOC cannot be issued for the hospital's registration under the Ayushman Bharat scheme. The Authority reaffirmed its stance that compliance with approved plans is essential for all institutional approvals and certifications.



VDA Reviews Pending NOC Applications for Hotels, Lawns, and Guest Houses

A review meeting was held under the chairmanship of VDA Secretary Dr. Ved Prakash Mishra to assess the pending No-Objection Certificate (NOC) applications for registration of hotels, lawns, and guest houses.

During the meeting, the Secretary directed that each zone must maintain a dedicated register for all received applications and



ensure that pending cases are verified and reported within one month. The reports must include the legality of the buildings and findings from on-site inspections, which will then be forwarded to the Additional District Magistrate (Protocol).

All zonal officers, junior engineers, and desk assistants were present, reaffirming the VDA's focus on transparent and timely processing of hospitality-related approvals in the city.



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VDA Approves Map for ITC Welcome's Five-Star Luxury Hotel in Sarnath

Varanasi Development Authority has approved the map for a five-star luxury hotel project by Surya Luxury & Hospitality Ltd. in partnership with ITC Welcome Group. The project, located at plot no. 191/2, Mauja Manjarganj, Sarnath, received clearance in just five days after completing technical evaluations.

The hotel will rise 38.31 meters high on 4,404 sq. meters of land, featuring a double basement, ground floor, and nine upper floors. It will include 120 rooms, a spa, bar, infinity pool, multipurpose hall, kids' area, and modern dining facilities. A total of 151



ECS parking spaces, a rainwater harvesting system, STP, photovoltaic panels, and fire and pollution control measures are part of the design.

With this project, Sarnath is set to gain a world-class hospitality destination, strengthening tourism, employment, and local economic growth in the heritage-rich region.



VDA Begins Conservation of Historic Records and Maps

Under the direction of Vice Chairman Pulkit Garg, the Varanasi Development Authority has launched the conservation of old record maps and the establishment of an Integrated Pest Management and Environmental Monitoring System.

The ₹14.99 lakh project, entrusted to INTACH Lucknow, involves the scientific preservation of 26 maps (1930–1950) and 95 files from 1957 onwards, totaling over 5,200 pages. The conservation process has formally begun and is expected to be completed within two months.



After the work's completion, INTACH experts will train VDA employees in modern techniques for record preservation, including pest control, moisture regulation, and environmental monitoring. This initiative will safeguard VDA's historical archives while ensuring their long-term accessibility for future generations.



Secretary Inspects Ashok Nagar & Mahadev Nagar Projects – Expresses Dissatisfaction Over Slow Progress

VDA Secretary Dr. Ved Prakash Mishra conducted an on-site inspection of ongoing development works in Ashok Nagar (Block A & B) and Mahadev Nagar, reviewing road construction, drainage, park development, and public facilities. During the visit, he noted slow progress and lapses in quality, expressing strong dissatisfaction with the pace of work.



He issued clear directives to contractors and engineers to accelerate progress, ensure quality within the timeline, and maintain transparency in execution. A monitoring team will now oversee daily progress and report regularly.

Dr. Mishra emphasized that public welfare and infrastructure improvement are VDA's priorities, warning that strict action will be taken against any negligence. Weekly review meetings will be held to track progress and fast-track pending works. Superintending Engineer Ajay Pawar and other officials accompanied the inspection



VDA Cracks Down on Illegal Constructions Across Multiple Zones

Zone-4:

On 09.10.2025, VDA Secretary Dr. Ved Prakash Mishra inspected SM Plot No. 892, Mauja-Dafi (Ward-Nagwa) and found that Himanshu Rai was constructing a B+G+4 commercial/hotel building against the approved B+G+3 commercial-cum-residential map, violating setbacks on all sides. The structure was sealed on-site, and officials were directed to curb all unauthorized construction activities in the area.

Zone-1:

In Sheetal Nagar Colony, Ward-Shivpur, a G+2 structure (225 sq. m) built by Amitanchal Singh had been previously sealed. After the builder broke the seal and added another floor, the site was resealed on 30.09.2025 by the enforcement team led by Zonal Officer Shivaji Mishra.



Zone-2:

The VDA enforcement team demolished illegal plotting of about 4,000 sq. meters by Rahul Yadav at Ring Road, Sandha (Ward-Sarnath), next to the Dakshinmukhi Hanuman Temple. The layout was unapproved, and despite notice under the UP Urban Planning and Development Act, 1973, the builder failed to act, prompting demolition on 08.10.2025.

The VDA reiterated its zero-tolerance policy towards illegal construction and unauthorized plotting across all zones.



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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