



# VARANASI DEVELOPMENT AUTHORITY FORTNIGHTLY NEWSLETTER

24th October '2024

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## VDA Approves 78-Flat Commercial and Group Housing Scheme on Varanasi-Prayagraj Highway

The Varanasi Development Authority (VDA) has approved the map for a new commercial cum group housing project located on the Varanasi-Prayagraj national highway at Gata/Arazi No. 376 km, Dafi. Submitted by developer Ashok Singh and others, the scheme spans 3,220 sqm and will feature 78 units across a 10-story tower, basement and stilt parking, and showrooms on the first and second floors. The project will generate revenue of ₹92.28 lakhs for the VDA. It includes 108 car parking spaces, 484.01 sqm of green area, and amenities like community centres, washrooms, lifts, and staircases.





## MLA Inaugurates Park Beautification Funded by VDA Infrastructure

On 16/10/2024, MLA Neelkanth Tiwari inaugurated the beautification of a park in Kabir Nagar, completed with ₹22 lakh from Varanasi Development Authority's infrastructure fund. The project, executed by KS Enterprises, includes a pathway, sports and gym equipment, solar lights, a submersible pump, and benches. Additionally, road construction in Maa Laxmi Nagar, costing ₹26 lakh, featuring KC drain and interlocking work by PK Enterprises, was inaugurated by MLA Sunil Patel and MLC Hansraj Vishwakarma.



## VDA Ranks First in State for E-Office Efficiency

Varanasi Development Authority (VDA) has secured first place in the state for managing e-files and e-receipts through the e-office system. All official files are processed entirely via e-office, enhancing efficiency and transparency. Vice Chairman Pulkit Garg distributed computers, laptops, and scanners to officers and employees to support this digital shift. The e-office system ensures faster, more responsive government functioning, helping departments make quick, informed decisions while promoting transparency and accountability in day-to-day operations.



## VDA Vice Chairman Conducts Site Inspection in Shivpurwa

On 22/10/2024, Varanasi Development Authority Vice Chairman Pulkit Garg inspected a site in Shivpurwa, Ward-Dashaswamedh, related to a mitigation map. Instructions were given to remove a boundary wall and gate obstructing road widening as per the master plan and to ensure adequate parking facilities. Additionally, construction on the second and third floors that violated the approval was ordered to stop immediately, with a notice to follow. Zonal Officer Saurabh Dev and Junior Engineer Ravindra Prakash accompanied the inspection.





### VDA Holds Review Meeting on Removal of Airport Obstructions

On 22/10/2024, a crucial review meeting was held at Varanasi Development Authority (VDA) to address obstructions within a 20 km radius of Varanasi Airport, per the Ministry of Civil Aviation's height restriction rules. Chaired by Dr. Gudakesh Sharma, Additional Secretary, the meeting focused on actions taken to reduce building heights and remove obstructions. VDA has already issued notices for 15 buildings and 4 mobile towers, with 2 buildings voluntarily decreasing height.

The meeting emphasized the need for regular joint surveys between VDA and the Airports Authority of India (AAI) to ensure compliance. The public was reminded to consult the CCZM map on VDA's website to check permissible building heights and seek necessary approvals



### VDA Holds Review Meeting on Property Section

On 22/10/2024, Secretary Shri Ved Prakash Mishra of Varanasi Development Authority chaired a review meeting of the property section. The meeting covered property sales, allotment restoration, pending registrations, arrear recovery, Pradhan Mantri Awas Yojana updates, lease renewals, and mutation cases. Desk assistants were instructed to submit detailed statements of properties and ensure pending registrations are completed within a week. Additionally, unsold properties were discussed, with recommendations to declare them unpopular. Property Officer Rajiv Jaiswal and all desk assistants attended the meeting.



### VDA Holds Weekly Review Meetings for Zones 3, 4, and 5

A weekly review meeting, chaired by Secretary Dr Ved Prakash Mishra, was held at Varanasi Development Authority (VDA) to address pending issues in Zones 3, 4, and 5. Discussions focused on halting construction in sealed buildings, vacating basements, demolishing illegal plotting, investigating unauthorized petrol pumps, and filing more mitigation maps. Zone-3 approved 5 maps, Zone-4 approved 3, and Zone-5 approved 2 maps during the week. Mitigation fees collected amounted to ₹11.41 lakh in Zone-3, ₹49.91 lakh in Zone-4, and ₹13.05 lakh in Zone-5. Secretary Mishra also emphasized the need for quality and timely complaint resolution. Joint Secretary Parmanand Yadav and Zonal Officers from all three zones were present.





## Workshop Held to Address Challenges in Reviving Assi River

A workshop was organized at IIT, BHU on 18/10/2024 to discuss the revival of the historically significant Assi River in Varanasi, which is in a deteriorated state. Varanasi Development Authority (VDA) and IIT, BHU are collaborating on the project, and the workshop focused on preparing the Detailed Project Report (DPR) and addressing challenges faced during the project. Attendees included VDA's Town Planner Prabhat Kumar, Superintending Engineer Ajay Pawar, Assistant Engineer Shivaji Mishra, Dean R&D, HOD Civil Engineering, Professor PK Singh, and other BHU representatives. Progress of the work was also reviewed during the discussions.



## Review Meeting of Zone-1 and Zone-2 by Additional Secretary of VDA

A review meeting of Zone-1 and Zone-2 was conducted by Dr. Gudakesh Sharma, Additional Secretary of Varanasi Development Authority (VDA), on 16/10/2024. The conference focused on pending mitigation maps and compounding fees. In Zone-1, ₹2.5 lakh has been collected as compounding fees in the last week, with ₹1.87 crore still outstanding from 45 defaulters. In Zone-2, ₹4.7 lakh was collected, but ₹4.22 crore remains outstanding from 83 defaulters.



Officials were directed to recover these amounts within 15 days and take legal action against non-compliant builders. Parking issues, public complaints, illegal development, and enforcement laxity were also addressed, with warnings issued to negligent staff members.



## VDA Holds Meeting on Cart Distribution to 286 Vendors under Pro-Poor Project

On 09/10/2024, VDA Secretary Dr Ved Prakash Mishra chaired a meeting to discuss the distribution of carts to 286 vendors under the Uttar Pradesh Pro-Poor Tourism Development Project in Sarnath. The list of vendors was prepared based on consent from relevant committees, and only new carts will be permitted for use. Vendors were instructed to remove their old carts, with potential action against non-compliance.

Present at the meeting were Superintending Engineer Ajay Pawar, Executive Engineer Arvind Sharma, Assistant Engineer Shivaji Mishra, Civil Engineer L.B. Dubey, and representatives from the Vendor Seva Samiti and Thela Patri Vyapari Samiti.



## VDA Holds Meeting on Map Submission and IGRS at Map Day Camp

A meeting chaired by Shri Pulkit Garg, Vice Chairman of Varanasi Development Authority (VDA), was held at the Map Day Camp to review map submissions and settlement fees for September 2024. The zone-wise breakdown is as follows:

- Zone-1: ₹1.86 crore in fees, 11 maps approved
- Zone-2: ₹77.39 lakhs in fees, 15 maps approved
- Zone-3: ₹86.44 lakhs in fees, 8 maps approved
- Zone-4: ₹89.38 lakhs in fees, 7 maps approved
- Zone-5: ₹34.68 lakhs in fees, 6 maps approved



Zone-1 collected the highest fees, and Zonal Officer Singh Gaurav and Junior Engineer Atul Mishra (Zone-2) were recognized for their performance. Strict instructions were given to improve VDA's IGRS (Integrated Grievance Redressal System) ranking, ensuring timely complaint resolution. Supervisors' responsibilities were also reviewed, with measures set for better monitoring of maps and illegal constructions.

Secretary Dr. Ved Prakash Mishra, Additional Secretary Dr. Gudakesh Sharma, and city officials attended the meeting.



## VDA Secretary Inspects Development Works in Ramnagar

Dr Ved Prakash Mishra, Secretary of Varanasi Development Authority, inspected ongoing development projects in Ramnagar. These include the construction of interlocking roads and a KC drain from Samne Ghat to Patel Nagar Colony, the connecting road from Ramnagar Kila to Ganga Vihar Colony, and strengthening works near Ramnagar Industrial Area and Dashashwamedh Plaza.

Deficiencies in the Patel Nagar Colony drain work were noted, and the Executive Engineer was instructed to make immediate repairs. The Ganga Vihar Colony roadwork is complete, and the KC drain will be finished within a month. The Secretary also emphasized cleanliness at Dashashwamedh Plaza and the addition of flower pots for beautification.



## VDA Reviews Pending Property Registrations

Under the leadership of Dr Ved Prakash Mishra, Secretary of the Varanasi Development Authority, a review of pending property registration cases was conducted, focusing on desk assistants' performance. It was found that 103 cases remain unresolved despite total payments from allottees. The Secretary directed all desk assistants to contact the allottees and ensure that registrations are completed within 15 days. They were also instructed to obtain necessary records from the planning and construction sections swiftly. Weekly reviews will follow, with potential actions against those responsible for delays. Property Officer Rajiv Jaiswal and other staff were present.



## VDA Holds Meeting on Pro-Poor Project Takeover

Dr Ved Prakash Mishra, Secretary of the Varanasi Development Authority, chaired a meeting focused on taking over the Pro-Poor Project. During the meeting, the Secretary emphasized the need to expedite the takeover process. Attendees included senior officials from VDA, the Electricity Department, Municipal Corporation, and PWD. The Secretary urged all departments to ensure the swift completion of related procedures.





## VDA Holds Review Meeting on Zones 1 and 2

Additional Secretary Dr. Gudakesh Sharma held a review meeting for Zones 1 and 2 in Varanasi Development Authority's auditorium. The meeting focused on reviewing pending mitigation maps and compounding fees. In Zone 1, Rs. 10,33,680 has been collected in the past week, but Rs. 1.89 crore remains outstanding across 48 defaulters. In Zone 2, Rs. 1.53 crore was deposited, with Rs. 3.2 crore still pending from 73 defaulters. Field staff and junior engineers have been tasked with recovering dues within 15 days. The Zonal Officer was instructed to enforce actions against defaulters, address sealed cases, and ensure proper parking arrangements. Public complaints will be resolved within a week, and efforts to curb illegal plotting were emphasized.



## VDA Vice Chairman Inspects Playground at CM Anglo Bengali Inter College

Vice Chairman of Varanasi Development Authority, Pulkit Garg, inspected the playground at CM Anglo Bengali Inter College. He emphasized the need for high-quality work and discussed further improvements with the school's principal and sports teacher, as MLA Cantt, Saurabh Srivastava requested. Future upgrades include high mast lights, a stage, open drainage, toilets, a green room, wall painting, and a pathway from the gate to the stage. Assistant Engineer Shivaji Mishra, Junior Engineer Sanjay Gupta, and the contractor were also present during the inspection.





## Weekly Review Meeting Held at Varanasi Development Authority

A weekly review meeting was chaired by Dr Ved Prakash Mishra, Secretary of Varanasi Development Authority, to address critical issues in Zone-3, Zone-4, and Zone-5. The meeting focused on illegal construction, vacating basements for parking, demolishing illegal plots, and investigating unapproved petrol pumps. A campaign for map approvals and filing mitigation maps for illegal constructions was emphasized. With many pending mitigation maps in Zone 3, officials were instructed to expedite their resolution. Joint Secretary Parmanand Yadav, Zonal Officers, and Junior Engineers from all zones attended the meeting.



## Purvanchal Real Estate Association Thanks VDA for Speedy Map Approvals

On 01/10/2024, the Purvanchal Real Estate Association expressed gratitude to Vice Chairman Pulkit Garg and the Varanasi Development Authority (VDA) for expediting the approval process for group housing, plot maps, and commercial maps under the Simplified Map Regime. VDA has streamlined its departmental procedures to make map approvals quicker and more transparent, including regular training for engineers, prompt issue resolution through weekly map camps, and creating a 'Map Facilitation Cell' for better public guidance.

The VDA also launched an online land-use portal, allowing the public to access land-use information easily. Purvanchal Real Estate Association members, including Shri Akashdeep, Shri Jeet Kumar Sinha, and Shri Prashant Kejriwal, acknowledged these efforts to make the approval process efficient and convenient for developers.



### **Zone-1 Review Meeting Led by Additional Secretary of VDA**

Dr. Gudakesh Sharma, Additional Secretary of Varanasi Development Authority (VDA), conducted a review meeting for Zone-1, focusing on pending settlement maps. In the last week, ₹63.49 lakhs were collected as settlement fees, bringing the September total to ₹1.85 crore. However, ₹1.81 crore is still outstanding from 42 defaulters, with instructions given to field staff and engineers to collect the amount within 15 days.



The Zonal Officer was also directed to take strict legal action against builders who still need to clear their dues and to investigate sealed cases while ensuring basement parking is cleared. Public grievances are to be addressed within a week, and action against illegal plotting and unplanned development is to be prioritized. Key VDA officials, including Joint Secretary Parmanand Yadav and Zonal Officer Singh Gaurav Jaiprakash, attended the meeting.



### **Meeting Held with Varanasi Vyapar Mandal to Address Basement Parking Issues**

On 05/10/2024, a meeting chaired by Additional Secretary Dr. Gudakesh Sharma was held with the Varanasi Vyapar Mandal to address the improper commercial use of basements and ensure they are utilized for parking. VDA had surveyed 261 buildings, vacating basements in 151, while issuing notices for 110 more. Vyapar Mandal members, led by President Pradeep Agrahari, supported the initiative, highlighting traffic congestion caused by the lack of parking spaces in Pandepur and the misuse of basements by hospitals and coaching centres.



The meeting concluded with a request for Vyapar Mandal members to convince building owners to halt commercial activities in basements and prioritize parking. If non-compliance persists, VDA will take enforcement action. Representatives from various trade bodies, including Varanasi Mahila Vyapar Mandal and the National Board of Trade, were present.



## VDA's Legal Action Results in Fines for Illegal Construction

Varanasi Development Authority (VDA) successfully pursued legal action against two individuals involved in illegal construction in Bhelupur ward. In cases (VDA vs Shashi Dixit, 12/08/2024) and (VDA vs Tara Devi, 09.08.2024), filed under Sections 26(1) and 28(4) of the Uttar Pradesh Town Planning and Development Act, 1973, the Hon'ble CJM Court of Varanasi ordered the accused into judicial custody. Both were fined ₹40,000 each, with a provision for 10 days imprisonment if the fines were not paid. The total fine of ₹80,000 has been deposited in court.



The Vice Chairman urges the public to purchase only approved plots and avoid unauthorized construction, warning that VDA will take strict legal action against violators.



## VDA Seals Illegal Construction in Zone-3

On 22/10/2024, Varanasi Development Authority's enforcement team in Zone-3 took action against multiple illegal constructions. Unauthorized construction of four shops by Diwakar Pandey in Hathua Market, Chetganj, along with illegal ground-floor construction by Khaliq in Harpalpur Lohta, and unapproved G+2 and G+1 constructions by Vinod Kumar and Bablu Gupta in

Karnadandi, Darekhu, were sealed. Zonal Officer Saurav Dev Prajapati and Junior Engineer Ravindra Prakash supervised the operations. The Vice Chairman of VDA has urged the public to obtain proper approvals for any construction projects, warning that strict action will be taken against unauthorized developments.



## VDA Seals Illegal Construction in Zone-4

On 15/10/2024, the Varanasi Development Authority (VDA) enforcement team in Zone-4 sealed an unauthorized construction in Assi Ghat, Ward-Bhelupur. The builder, Kuldeep Pandey, was found constructing pillars and completing shuttering work for a 2,400-square-foot building without map approval, violating the Uttar Pradesh Town Planning and Development Act 1973. The illegal construction was sealed, and the site was handed over to Bhelupur Police for continuous monitoring. Zonal Officer Pramod Tiwari and Junior Engineer Rakesh Kumar Singh supervised the proceedings.





## VDA Seals Illegal Construction in Zone-1

On 07/10/2024, Varanasi Development Authority (VDA) took sealing action against seven illegal constructions in the 50-meter green belt area along the Varuna River. Under the direction of the Vice Chairman, Zonal Officers Mr Singh Gaurav Jaiprakash (Zone-1) and Mr Sanjeev Kumar (Zone-2) led the enforcement team in sealing four illegal constructions in Zone-1 and three in Zone-2.

Sealed constructions include:

- \* Vidya Devi's illegal ground-floor construction in Ward-Sikroul, Mauza-Pehlukapura.
- \* An unknown person in Ward-Shivpur, Mauza-Bada Gaon, illegally built the boundary wall.
- \* Shivshankar Rai's illegal boundary wall in Ward-Shivpur.
- \* Akhilesh Kumar's G+2 construction in Mauza-Bada Gaon.
- \* Illegal wall and column construction by unknown persons and Harsh Sonkar in Ward-Adampur, Konia.
- \* Manoj Chauhan's ground-floor wall and column construction in Ward-Adampur.



VDA reminds residents that the 50-meter green belt along the Varuna River is protected, and no construction is allowed. Strict action, including sealing, demolition, and prosecution, will be taken against violators.



## VDA Seals Illegal Construction in Zone-3

On 05/10/2024, Varanasi Development Authority (VDA) took action against two illegal commercial operations in basements under Zone-3, Ward-Dashaswamedh. Global Library, run by Shivkumar in front of the 34th Vahini PAC South Gate, operated without approved plans and was sealed by the VDA enforcement team. Similarly, Google Library, run by Anil Yadav in the same area, was also sealed for violating construction regulations. Zonal Officer Saurav Dev Prajapati, Junior Engineer Ravindra Prakash, and the enforcement team, along with police support, were present during the proceedings.





### **VDA Demolishes Illegal Plotting in Zone-1**

On 16/10/2024, the Varanasi Development Authority (VDA) enforcement team of Zone-1 demolished illegal plotting spread over 5 bighas in Ward-Shivpur, Mauja-Jamalpur. The unauthorized development was removed with the assistance of the police force. Zonal Officer Singh Gaurav Jaiprakash, Junior Engineer Atul Mishra, and the enforcement team were present during the demolition proceedings.



### **VDA Demolishes Unauthorized Plotting in Zone-1**

On 08/10/2024, the Varanasi Development Authority (VDA) enforcement team in Zone-1 demolished illegal plotting spread across 9 bighas in Ward-Shivpur, Mauja-Pisaura. The unauthorized development was removed with the assistance of the police. Zonal Officer Singh Gaurav Jaiprakash, Junior Engineer Atul Mishra, and the enforcement team were present during the proceedings.



## VDA Demolishes Illegal Plotting in Zone-2

Varanasi Development Authority (VDA) Zone-2 took action against unauthorized constructions and illegal plotting near the Varuna River. Four unauthorized constructions within 50 meters of the river in Ward-Sarnath, Pulkona Daniyalpur, near Purana Pul, were sealed. Additionally, illegal plotting by Shivadhar Yadav in Ganpat Nagar (Ashok Nagar Colony), covering approximately 8 biswas, was demolished. Additional Secretary Dr. Gudakesh Sharma, Zonal Officer Sanjeev Kumar, and the enforcement team supervised the action.



**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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