



VARANASI DEVELOPMENT AUTHORITY FORTNIGHTLY NEWSLETTER

27th March '2025



Unauthorized Construction Under Watch: Secretary Inspects Group Housing Project in Dashashwamedh

VDA Secretary Dr. Ved Prakash Mishra conducted a site inspection on 25 March 2025 at a group housing project under construction by Raghavendra Tripathi on Bhitari Road, Dashashwamedh. Several irregularities were flagged:

- Incomplete shelter fee payment
- Lack of approved compounding map
- Unauthorized construction of two additional floors and a basement

The Secretary issued a notice to the builder, instructed an immediate halt on construction, and warned of sealing action if compliance is not ensured within the set deadline.

He also visited Dashashwamedh Plaza, emphasizing the need for improved cleanliness and directed officials to initiate contact with allottees to operationalize the unoccupied shops.

Zonal Officer Saurabh Dev Prajapati and Junior Engineer Ravindra Prakash were present during the visit.





VDA Gardeners Get Hands-On With Topiary Art

In a move to beautify Varanasi's public spaces and upskill its workforce, the Varanasi Development Authority organized a Topiary Art Training Program for its gardeners. As per the direction of Vice Chairman Shri Pulkit Garg, master trainer Anil Maurya conducted the session.

Topiary, the art of sculpting plants into decorative shapes, was demonstrated using Ficus and Mini Ixora to form eye-catching designs such as hair styles, Shivlings, and mushrooms.



The training aimed to enhance the creative skill set of park gardeners and encourage artistic landscaping in city parks. Horticulture experts Ramdhani Prasad and Akanksha Singh also attended the session to support and mentor the team.



VDA Cancels Allotment of Two Houses in Landmark Tower-3 for Non-Payment

Varanasi Development Authority (VDA) has cancelled the allotment of two houses in Landmark Tower-3 under the Lalpur Housing Scheme Phase-I due to non-payment of dues.

- House No. A 5/2: Allotted to Mr. Geetesh Singh in 2014 for ₹57.22 lakh, no payments were made beyond the initial registration. Total dues reached ₹1.29 crore.
- House No. A 3/2: Allotted to Mr. Sunil Singh, who paid only ₹8.78 lakh out of ₹57.22 lakh, leaving ₹1.05 crore unpaid.



Additionally, both allottees failed to pay lease rent, electricity charges, maintenance, service tax, and parking fees—adding up to several lakhs.

As per VDA rules, the allotments have been cancelled and deposited amounts confiscated. These properties will soon be re-auctioned, providing a new opportunity for interested buyers.



Smart City 311 App Training Held; VDA Urged to Act Swiftly on Pollution-Related Complaints

Varanasi Development Authority held a training-cum-review session under the chairmanship of Additional Secretary Parmanand Yadav focusing on grievance redressal via the Smart City-311 App. The app, developed to curb urban air pollution, enables real-time reporting of construction site violations—like uncovered building material, absence of green curtains, and lack of water sprinkling.



Trainers Pragi Mishra and Piyush from Smart City briefed Zonal Officers and JEs on the process of identifying violations and uploading photographic evidence post-action.

Key directions:

- VDA and related departments must ensure compliance at all construction sites.
- Air Pollution Action Group (APAG) will continue identifying violation points and escalate complaints through the app.
- Emphasis was placed on prompt uploads of redressal reports and photos on the app.

The session also reviewed IGRS, RTI, and govt references. Zonal officers were instructed to resolve all pending references swiftly. Out of 54 major constructions on Geotrix software, only 5 mitigation maps have been submitted. VDA has now mandated sealing and prosecution for all non-complying structures.



VDA Approves Infrastructure Upgrade at Mughalsarai's Dhobi Ghat

Varanasi Development Authority has greenlit the renovation of Dhobi Ghat in Pathra Bagh, Ravi Nagar (Mughalsarai), including construction of a 96-meter-long boundary wall, shed, borewell, stone flooring, and painting.

The total estimated cost is ₹28.13 lakh, and with the tender process completed, the work is set to begin shortly. This upgrade aims to improve the facility's utility and hygiene for the washermen community, ensuring better maintenance and operations going forward.



CRPF Campus at Pahadia to Get New Road and Boundary Wall

VDA has approved infrastructure upgrades at the 95 Battalion CRPF campus in Pahadia, Sarnath, with a focus on improving internal mobility and security. The project includes construction of a 950-meter bituminous road and a comprehensive boundary wall featuring RCC pillars, brickwork, and fencing.

Estimated at ₹64 lakh, the project is currently in the tendering stage, with bids set to open on March 27, 2025. Once finalized, the selected firm will be required to complete the work within a fixed timeline. This upgrade will enhance both operational efficiency and security within the CRPF campus.



VDA Reviews Redevelopment Options for Jawaharlal Nehru Commercial Center

A key meeting was held on 20 March 2025 to review proposals for the reconstruction of the Jawaharlal Nehru Commercial Center, currently in a dilapidated state. The project, a joint effort between VDA and NBCC, is being steered based on a feasibility study conducted by NBCC and MS Colliers.

During the meeting chaired by Additional Secretary Dr. Gudakesh Sharma, consultants presented various redevelopment models. Officials present included City Planner Prabhat Kumar, Architect Govind Srivastava, and representatives from E&Y, NBCC, and Colliers. The reconstruction aims to modernize the commercial space and optimize land use in a key location of the city.



Review Meeting: Zone-1 and Zone-2 Compounding Progress Evaluated

Varanasi Development Authority's Additional Secretary, Dr. Gudakesh Sharma, chaired a review meeting on 19 March 2025 to assess progress in Zone-1 and Zone-2, focusing on pending mitigation maps and revenue collection.

Key directives:

- Fast-track pending mitigation map approvals
- Take legal action against defaulters with unpaid compounding fees
- Clear basements in sealed properties to ensure parking
- Prioritize public grievance redressal within a 1-week timeline
- Identify and act against unplanned development and illegal plotting



Zone-1 (Shivpur, Sikraul, Vinash):

- ₹34.70 lakh deposited between 09-15 March 2025
- FY 2024-25 total: ₹10.33 crore

Zone-2 (Sarnath, Adampur, Jaitpura, Vinash):

- ₹3.52 lakh deposited in the same period
- FY total: ₹8.31 crore

Field officers from both zones, including Zonal Officers Mr. Shivaji Mishra (Zone-1) and Mr. Prakash Kumar (Zone-2), attended with engineering and clerical staff.



Integrated Divisional Office: Department Drawings Finalized

A key coordination meeting was held at Varanasi Development Authority (VDA) under the chairmanship of Additional Secretary Dr. Gudakesh Sharma to advance the Integrated Divisional Office project, which will house 59 departments.



Purpose: Finalize drawings and layouts for the departments being shifted.

Outcome: Majority of departments gave consent to the proposed designs, marking a major step forward.

Officials including Superintending Engineer Ajay Pawar, Executive Engineer Arvind Sharma, and Assistant Engineer Anuj Sharma were present, along with department representatives. The project is now set to move into implementation phase with department-approved layouts.



VDA Zones 3, 4, 5 Review: ₹1.01 Cr Collected, 8 Maps Approved

Secretary Dr. Ved Prakash Mishra chaired a review meeting to assess the performance of Zone-3, Zone-4, and Zone-5 for the period 01-10 March 2025.

Key Outcomes:

- **Total Mitigation Maps Approved: 8**
- Zone-3: 1
- Zone-4: 5
- Zone-5: 2
- **Total Mitigation Fee Collected: ₹1,01,74,962**



Discussion Points:

- Delays in map approvals
- IGRS portal feedback
- Illegal plotting & unauthorized fuel stations
- Identification of top 10 building defaulters

Officials present were directed to improve enforcement and address public complaints promptly.



Assi River Revival: BHU Presents Roadmap at VDA Meeting

A detailed discussion on the restoration of the Assi River was held under the chairmanship of Shri Pulkit Garg, Vice Chairman, Varanasi Development Authority. Experts from BHU and the Irrigation Department attended the session, presenting both historical insights and scientific data.

Key Highlights:

- Assi River traces its origin to Rishi Durvasa's Ashram in Prayagraj and flows into Varanasi via Bhadohi and Mirzapur.
- BHU shared findings from a sTEM remote sensing survey, identifying the river channel, wetlands, and catchment areas.



- A comprehensive restoration plan was proposed, focusing on ecological balance, water body protection, and reviving the river's community relevance

The meeting emphasized multi-agency coordination to ensure Assi River's restoration becomes a sustainable, impactful initiative for Varanasi.



VDA Focuses on Recovery and Housing Progress in Key Review Meeting

A comprehensive review meeting was chaired by Dr. Ved Prakash Mishra, Secretary of Varanasi Development Authority, focusing on property dues, housing schemes, and pending transfers



Major Highlights:

- Top 10 defaulters of the property section were reviewed zone- and scheme-wise; urgent recovery measures were directed as March-end approaches.
- Recovery push for dues from Transport Nagar Scheme, Lalpur Residential Scheme, and Nadesar Meat Market emphasized.
- Lapses identified in transfer cases on the Janhit Namantaran portal. Delays by clerks led to orders for immediate clarification and 3-day resolution.
- In Nadesar Meat Market, officials were directed to engage with businessmen, recover dues, and complete registrations before March 31.

The meeting aimed to accelerate revenue generation and streamline property administration ahead of the financial year-end.



VDA Takes Firm Action Against Illegal Constructions and Plotting Across Zones

The Varanasi Development Authority (VDA) continues its crackdown on unauthorized constructions and illegal plotting. In a series of enforcement actions, teams across multiple zones carried out sealing and demolition operations, acting under the UP Town Planning and Development Act-1973.

Sealing of Illegal Constructions:

- **Zone-1 (Shivpur):** Ajay Vishwakarma constructed and finished a ground floor structure (18x70 sq. ft.) in Mauja-Pisaur without an approved map. The structure was sealed and handed over to the local police for monitoring.
- **Zone-4 (Bhelupur):** Mohammad Belal's construction sealed for completing G+2 floors and starting third-floor shuttering work on a plot near Nawabganj (800 sq. ft.) without approvals & Dinesh Dixit's construction sealed for unauthorized basement and column work on ground floor at Assi (400 sq. ft.).

Demolition of Illegal Plotting:

- **Zone-1 (Shivpur):** In Mauja-Undi, approx. 15,000 sqm of illegal plotting was being developed by unidentified individuals. The layout was not approved and was demolished on 24.03.2025.
- **Zone-4 (Nagwan):** Developer Kanthi Yadav was demolishing approx. 10 bighas of unauthorized plotting in Mauja-Bhadwar, behind the Heritage area, without layout clearance. Demolition was carried out on 25.03.2025.



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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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VARANASI**