



VARANASI DEVELOPMENT AUTHORITY FORTNIGHTLY NEWSLETTER

23rd AUGUST '2024



Guidelines for Repair and Reconstruction Near Ganga Riverbank in Varanasi

Varanasi Development Authority (VDA) has established guidelines for repair and reconstruction activities within 200 meters of the Ganga riverbank in District-Varanasi. For buildings located beyond this zone, such as one 350 meters away, these regulations do not apply.

No Permission Required: Simple maintenance tasks like plastering, floor reconstruction, whitening/dyeing, septic tank installation, hand pump installation, and rooftop solar energy structures do not require prior approval from the VDA.

Permission Required: Significant works, including wall reconstruction, demolishing and rebuilding according to approved plans, and altering limited floor areas, must obtain VDA approval beforehand.

Restrictions: New constructions that contradict the Municipal Corporation's guidelines, alter the building's exterior, or change its current use are prohibited.

Application Process:

1. Submission: Applications for repair or reconstruction within 200 meters of the Ganga must be submitted through the VDA website or the VDA help desk.

2. Required Documents: Include the existing building map, ownership records, location details, photographs of the building from all angles, the Municipal Corporation's letter, and an affidavit.

3. Inspection: A site inspection by the zonal officer and sub-engineer may be conducted.

4. Approval Timeline: The application will be processed within 15 working days.

For further information or assistance, including inquiries about the application process or reporting issues like touts, contact VDA via the helpline at 0524-2283305 or WhatsApp at 7518102822.



An awareness campaign was launched for the Development Authority Service Week in Varanasi district through selfie points and vehicles on the 50th anniversary of the Varanasi Development Authority.

On the occasion of the 50th anniversary of Varanasi Development Authority, as per the instructions of Vice President Mr. Pulkit Garg, Secretary Dr. Ved Prakash Mishra inaugurated the awareness campaign for Development Authority Service Week in Varanasi district through selfie point and vehicles in the authority premises. Additional Secretary Dr. Gunakesh Sharma, Joint Secretary Parmanand Yadav, City Planner Prabhat Kumar, Superintending Engineer Anand Mishra, Executive Engineer Arvind Sharma, Assistant Engineer Shivaji Mishra were present during the inauguration. Varanasi Development Authority is



going to celebrate its 50th anniversary as Golden Jubilee. To make the golden jubilee historic, under the Development Authority Service Week, the authority will solve the problems of the complainants by organizing camps in its boundary area on different dates (Shivpur Aawasiya Yojana Park on 23 August, Sanjay Gandhi Nagar Aawasiya Yojana Katnmill on 24 August, Lalpur Aawasiya Yojana Park on 27 August, Sant Ravidas Park Nagwan on 28 August, Mohansarai Transport Nagar on 29 August, Ramnagar Aawasiya Yojana on 30 August, PM Aawas Yojana Dasepur Harhua on 31 August, Model Inter College Rudauli, Mirzapur on 2 September). Along with this, people will also be informed about the schemes being run by VDA. Ministers, MLAs and MLCs will be present as chief guests in every camp. Varanasi Development Authority has implemented many schemes for the development of the city, along with this many schemes are proposed, like VDA is currently selling many flats and plots in Lalpur Aawasiya Yojana and Transporter Nagar Yojana has come on the ground, the allotment process will start soon. The divisional office is in the tender process. Along with stopping illegal construction, VDA is approving maps rapidly.



VDA to Beautify Intersections with Themed Sculptures

The Varanasi Development Authority (VDA) is set to enhance the city's intersections by installing sculptures that reflect local art and culture. Vice Chairman Pulkit Garg recently inspected sculptures made from various scraps at BLW, along with officials from the Railway Board, Lalit Kala Academy, the Municipal Corporation, and VDA's Town Planner.

A meeting chaired by the Vice Chairman on August 3, 2024, focused on the progress and design of these installations. During the meeting, the project architect presented plans for beautifying the city's intersections and identifying key locations where the sculptures will be placed.

Instructions were issued to conduct a total station survey of the identified sites and to submit detailed designs within 10 days. Key officials, including the Secretary, Additional Secretary, Town Planner, and project consultants attended the meeting.



VDA Approves Map for Commercial and Group Housing Scheme on Varanasi-Prayagraj Road

The Varanasi Development Authority (VDA) has approved the map for a commercial cum group housing scheme located opposite the Toyota showroom on the Varanasi-Prayagraj main road. The project, spanning 2,142.65 square meters at Arajji No. 3113 in Darekhu, Pargana-Kaswar Raja, will include a mix of commercial spaces and 32 residential units.

Submitted online by developer Momin Tehsin and associates, the project will generate revenue of ₹66.73 lakhs for the VDA. It features double-basement parking, commercial showrooms on the ground through second floors, and a mix of 2/3 BHK flats and duplexes on the upper floors. The development promises modern amenities, including ample parking, washrooms, lifts, and staircases. This project aims to contribute to the area's planned development while offering housing and commercial facilities to the community.



VDA Reviews Redevelopment and Beautification Projects for Schools

On August 8, 2024, Vice Chairman Shri Pulkit Garg chaired a meeting to discuss the redevelopment and beautification of primary and secondary schools in Varanasi. The meeting, attended by Chief Development Officer Himanshu Nagpal, CIDCO and DRDA engineers, focused on utilizing funds allocated for school improvements, including Anganwadi beautification.



The VDA has already released ₹200 lakh on February 20, 2023, ₹248.50 lakh on April 12, 2023, and ₹200 lakh on December 11, 2023, from the Infrastructure Fund for these projects. During the meeting, the Vice Chairman directed that all completed works should be inaugurated by the local MLA and the VDA logo should be prominently displayed on the walls of the redeveloped sites.

The meeting also included VDA Executive Engineer Arvind Sharma, Assistant Engineer Shivaji Mishra, and Basic Education Officer Arvind Kumar Pathak.



VDA Vice Chairman Inspects Akashdeep Complex

The Vice Chairman of the Varanasi Development Authority (VDA) conducted another inspection of the Akashdeep complex, emphasizing the need for cleanliness and better lighting. Following his instructions, the basement corridors were cleaned, additional lights were installed, and the area in front of the complex was cleared of junk.

The Vice Chairman also directed that records stored in unsold basement shops be securely kept, and the area cleaned and whitewashed. Noting inadequate lighting, he ordered the installation of more lights. Shelves and empty racks found during the inspection were to be removed and stored properly. Present at the inspection were Executive Engineers Anand Mishra and Arvind Sharma, Property Officer Rajiv Jaiswal, and other officials.



VDA Meeting on Rule-Based Operation of Varanasi Coaching Institutes

On August 3, 2024, a meeting was held under the chairmanship of Shri Pulkit Garg, Vice Chairman of the Varanasi Development Authority (VDA), to discuss the rule-based operation of coaching institutes in Varanasi district. Chief Development Officer (CDO) Himanshu Nagpal and other key officials were present. The Vice Chairman emphasized that the Regional Higher Education Officer must ensure that these institutes' buildings have VDA-approved maps before granting operational permission. He also instructed that licenses should only be issued after map approval



and requested a list from the fire department detailing which coaching institutes have received a Fire NOC. It was agreed that the VDA, Education Department, Municipal Corporation, and Fire Department would form a team to coordinate actions related to the operation of coaching institutes, especially those involving basement use.



VDA Celebrates 78th Independence Day with Flag Hoisting and Tree Plantation

On the 78th Independence Day, the Varanasi Development Authority (VDA) held a flag-hoisting ceremony at 8:00 AM, led by Vice Chairman Shri Pulkit Garg. Secretary Ved Prakash Mishra, Additional Secretary Gunakesh Sharma, Joint Secretary Parmanand Yadav, Town Planner Prabhat Kumar, and other officials and employees attended the event. Following the national anthem, attendees paid homage to freedom fighters and pledged to serve the public with dedication and integrity.

In his address, the Vice Chairman, along with other speakers, emphasized the importance of learning from the patriotism and dedication of freedom fighters and urged everyone to commit to building a stronger society through honest and diligent work. The ceremony concluded with a tree plantation drive, where officers and employees planted trees, reinforcing their commitment to environmental responsibility. The event ended with the distribution of snacks.





VDA Vice Chairman Inspects Progress at Transport Nagar Phase I

The Vice Chairman of the Varanasi Development Authority (VDA) conducted a site inspection to review the progress of work at Transport Nagar Phase I. Accompanied by Secretary Ved Prakash Mishra, Superintending Engineer Anand Mishra, Executive Engineer Arvind Sharma, Town Planner Prabhat Kumar, and other officials, the Vice Chairman also included a third-party quality testing company in the inspection.

During the visit, the Vice Chairman reprimanded the contractor for delays in soil filling and instructed the Executive Engineer to impose a penalty. The completion of soil filling was prioritised, with a directive to expedite the process. Additionally, the In-charge Officer Property was tasked with ensuring that the lottery for 107 plots under Transport Nagar Phase I was conducted promptly. The Vice Chairman also directed that land adjacent to the site, currently occupied by a medical equipment treatment factory, be reviewed for e-auction after verifying the records.



VDA Vice Chairman Conducts Surprise Inspection Following Shop Allottee Complaint

In response to a complaint from the allottee of shop number 33, Varanasi Development Authority (VDA) Vice Chairman Shri Pulkit Garg conducted a surprise inspection of 34 shops on the ground floor of Akash Deep Building on 06/08/2024. The inspection revealed

that 17 of these shops (numbers 2, 3, 4, 5, 7, 8, 9, 10, 13, 14, 15, 27, 28, 29, 30, 31, and 32) remain unallotted. The Vice Chairman instructed that these shops be cleaned, properly lit, and re-auctioned. He also directed the removal of encroachments by shop owner Manoj Singh and suggested forming an association for the building's maintenance. The property officer, joint secretary, and other officials were present during the inspection.



VDA Vice Chairman Approves Payment of Outstanding Electricity Bill for Allottee

The Vice Chairman of the Varanasi Development Authority (VDA), Shri Pulkit Garg, approved the payment of an outstanding electricity bill amounting to ₹1,29,640 for Mrs. Sipali Awasthi. Her late husband, Alok Awasthi, was allotted house number E 8/25 under the Pandeypur Third Phase Scheme on 23.04.14, with possession granted on 24.03.2022. Due to outstanding dues from the previous allottee, Mrs. Awasthi had been unable to secure an electricity connection despite a year of attempts. Upon learning of the issue, the Vice Chairman authorized the payment, and the cheque was personally handed over to Mrs. Awasthi by him.



An awareness campaign was organised to mark the completion of 50 years of establishment of Varanasi Development Authority.



An awareness campaign is being organized as per the instructions of VDA Vice President Mr. Pulkit Garg to mark the completion of 50 years of the establishment of Varanasi Development Authority. In the sequence of which, a painting competition was organized on 14/08/2024 in Vikas Intermediate College and Sudhakar Mahila Degree Inter College keeping in mind urban development. In the said competition, Aradhya Yadav from Vikas Intermediate College got first place, Priyanshi Gupta got second place and Pratibha Patel got third place. In the same sequence, Garima Gupta from Sudhakar Mahila Degree Inter College got first place, Akshita got second place and Shridhi Verma got third place. In the competition organized by VDA, the first place was awarded with certificate, smart watch and shield, second place was awarded with certificate, electric lamp and shield and third place was awarded with certificate, school bag and shield and other participants were also given certificates. Other children also participated enthusiastically and gave commendable performance. Children were also informed about the development work of the authority and how important it is to get the map passed from the authority before any construction. PRE Piyush Shrivastava, PRE Sushmita Sharma, PRE Shivangi Singh and Mayank Singh from VDA were present during the competition.



VDA Reviews Recovery of Outstanding Dues for Properties

The Secretary of Varanasi Development Authority (VDA) conducted a review of outstanding dues for properties leased or sold in instalments. The review revealed that ₹7.29 crores are outstanding for rental properties, and ₹13.97 crores are pending for properties sold via instalments and e-auctions. The Property Officer reported that recovery efforts are ongoing with the help of four rent collectors and a Property Management System (PMS) software, which sends monthly due notifications to allottees. Additionally, QR codes have been placed on the properties of defaulters to facilitate easy payment from home.

The Secretary directed the property section to issue two 15-day notices to defaulters who have not yet paid. If the dues remain unpaid, the allotment should be cancelled and the property sealed. A list of the top 10 defaulters will be prepared, and similar actions will be taken if they fail to settle their dues.



VDA Vice Chairman Conducts Surprise Inspection of Coaching Institutes and Libraries

As part of an ongoing campaign against unauthorised commercial activities in basements, the Vice Chairman of the Varanasi Development Authority (VDA) conducted a surprise inspection on August 1, 2024. The inspection targeted coaching institutes and libraries in Durgakund, including L-I Coaching, Catalyst Library, Aditya Raj Technology Classes, Scholar Library, and Novel Library. The Vice Chairman ordered these establishments to be vacated and closed after the inspection. The Zonal Officer of Bhelupur was present during the inspection.



VDA Approves Group Housing Scheme of 56 Units Near GT Road

The Varanasi Development Authority has swiftly approved a new group housing project on Plot No. 2K, 2KH, 1K, 1KH, 7K, 7KH, and 6, near GT Road to Rohaniya DLW Marg. Submitted by Visionary Realtors Private Limited, the 56-unit project was green lit in just six days. Spanning 2,661 sqm, the development includes a tower with a basement, stilt, and 10 floors, offering 2/3 BHK flats and ample parking. The project will generate approximately ₹79.46 lakhs in revenue for the VDA and contribute to the planned development of the area.





VDA Seals Unauthorised Construction in Zone-4

The Varanasi Development Authority's Zone-4 enforcement team sealed an unauthorised construction in Ravindrapuri, Ward-Bhelupur, on 07.08.2024. Usha Devi and Ajay Maurya had erected a tin shed and completed wall finishing work on a 25x50 sq. ft. area without obtaining the necessary approvals. The structure was sealed and handed over to police custody. The Vice Chairman urged residents to seek proper authorisation from VDA before commencing any construction to avoid legal consequences.



VDA Enforces Regulations in Zone-4, Seals Multiple Illegal Constructions

The Varanasi Development Authority (VDA) conducted sealing actions against four illegal constructions in Zone-4. A new site in Maruti Nagar, Ward-Nagwan, built by Vijay Singh, was sealed and handed over to Lanka Police Station after finishing work was discovered on the unauthorized ground floor construction of about 1,600 square feet.

Additionally, the VDA strengthened three previous seals where construction had resumed in violation of prior orders. Sites belonging to Govind Singh and Virendra Yadav in Maruti Nagar Colony and a G+1 building by Shiv Prakash Yadav at Murari Chowk were resealed. Complaints were filed with the Lanka Police Station for FIRs against the violators. Zonal Officer Pramod Tiwari, Junior Engineer RK Singh, and other officials were present during the enforcement.





VDA Enforces Regulations in Zone-1, Seals Illegal Basement Constructions

The Varanasi Development Authority (VDA) initiated a campaign targeting unauthorised commercial activities in basement structures across all zones. Upon inspection, 61 basement buildings were found in violation of regulations. Notices have been issued for illegal use in 22 basements in Zone 1 (Shivpur and Sikraul wards), 6 in Zone 2 (Sarnath), 18 in Zone 3 (Dashashwamedh), 5 in Zone 4 (Bhelupur Nagwa), and 10 in Zone 5 (Ramnagar Mughalsarai).

Specific locations, including Shreyansh Study Point in Lalpur, Smart Digital Library in Ledhupur, and NH 19 Café in Mughalsarai, have been instructed to cease unauthorised use and verify legality within three days. The VDA has warned that ongoing unauthorised activities will result in further legal action under the Uttar Pradesh Town Planning and Development Act, 1973.



VDA Seals Illegal Construction in Zone-3

The Varanasi Development Authority (VDA), Zone-3, took action against illegal construction and plotting in Ward-Dashashwamedh and Ward-Kotwali. A 5-bigha illegal plot by Alok Kumar in Mauja-Parmanandpur was demolished after being discovered on social media.

In Resham Katra, Sube Lal Gupta's unauthorised ground floor construction at CK 0-57/57 was sealed following a show-cause notice. Similarly, illegal construction at 0-62/80, Bulanala by Rahul Seth was sealed after an inspection confirmed the violation. The operations were supervised by senior officials, including Divisional Commissioner Saurabh Rao and District Collector Rajesh Deshmukh.



VDA Cracks Down on Encroachments in Lalpur Housing Scheme

The Varanasi Development Authority (VDA), under the direction of Vice Chairman Shri Pulkit Garg, has taken action against illegal encroachments within the Lalpur Housing Scheme Phase-I. The following demolitions were carried out:

- 1. Araj Nos. 373/2, 373/4, 394/5:** On January 10, 2024, four illegally demarcated plots were demolished.
- 2. Araj Nos. 392, 393:** On August 2, 2024, unauthorised four walls constructed on VDA land were demolished, and the land was reclaimed.
- 3. Community Hall Plot:** A 560-square-meter area meant for a community hall was reclaimed after unauthorised boundaries were removed.
- 4. Reconstruction:** The VDA has begun constructing new boundaries on the reclaimed land to prevent further encroachments.

Deputy Commissioner Varinder Kumar Sharma and other officials were present during the operations.



VDA Demolishes Unauthorized Plotting in Zone-5

The Varanasi Development Authority (VDA), Zone-5, demolished 5 bighas of illegal plotting in Mauja Gauriya, Alinagar, District-Chandauli, under Ward-Ramnagar. The demolition took place on 09/08/2024 with the support of the enforcement team and police force. Zonal Officer Prakash Kumar and Junior Engineer P.N. Dubey supervised the operation





VDA Demolishes Unauthorized Plotting in Zone-2

The Varanasi Development Authority (VDA), Zone-2, demolished 3.5 bighas of illegal plotting in Mauja-Sai, Thana-Cholapur, District-Varanasi, under Ward-Sarnath. The action took place on 09/08/2024 with the support of the enforcement team and police force. Zonal Officer Sanjeev Kumar and Junior Engineer Jai Prakash Gupta oversaw the demolition.

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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