



# VARANASI DEVELOPMENT AUTHORITY FORTNIGHTLY NEWSLETTER

23<sup>rd</sup> April '2025



**VDA Recognizes Zonal Performance: Zone-3 Leads in Map Approvals, Zone-4 Tops in Revenue**

In a zonal performance review held on April 19, 2025, Varanasi Development Authority (VDA) Secretary Dr. Ved Prakash Mishra honored Zone-3 and Zone-4 for their outstanding achievements. Zone-3 received recognition for approving the highest number of building maps (18), while Zone-4 was lauded for depositing the highest amount in mitigation fees – ₹1.60 crore.



**Here's how each zone fared:**

Zone	Amount Deposited (₹)	Maps Approved
Zone-01	89,89,908	09
Zone-02	85,25,021	10
Zone-03	1,60,44,543	18
Zone-04	1,60,74,189	14
Zone-05	50,81,678	12

The Secretary applauded the contributions of Zonal Officers and Junior Engineers and encouraged all zones to maintain the momentum in improving approval efficiency and financial compliance. The event was attended by Additional Secretary Parmanand Yadav, Town Planner Prabhat Kumar, and staff from all five zones.





### **'Money Mantra' Workshop Empowers VDA Staff with Financial Literacy**

In a bid to boost financial awareness among its workforce, Varanasi Development Authority hosted a two-day workshop titled 'Money Mantra' on April 16–17, 2025, in collaboration with 12Months. Under the guidance of Vice Chairman Shri Pulkit Garg, the event saw active participation from employees across departments.

Led by Certified Financial Planners Shailly Seth and Vanshika Agrawal, the interactive sessions demystified personal finance, guiding attendees on smart investments, budget planning, and long-term financial goal setting. Real-life examples and relatable language made complex money matters accessible to all.



Participants hailed the workshop as a valuable experience, with many requesting similar sessions in the future. It marked a proactive step by the Authority toward enhancing employee well-being through financial empowerment.



### **VDA Conducts Special Registry Camp for Property Allottees**

In a proactive step toward efficient service delivery, Varanasi Development Authority successfully held a special registry camp on April 17, 2025, at the Authority auditorium. The event, led by Vice Chairman Shri Pulkit Garg and chaired by Secretary Dr. Ved Prakash Mishra, facilitated the legal registration of 10 property allottees under schemes like Lalpur, Ashok Vihar, and Badi Gaibi.



The camp ensured quick and transparent completion of property registry processes for allottees who had completed their payments. Around 40 participants attended, gaining clarity on legal formalities related to property documentation.

Property Officer Anand Prakash Tiwari and his team, along with registration office personnel, played a key role in the event's smooth execution.

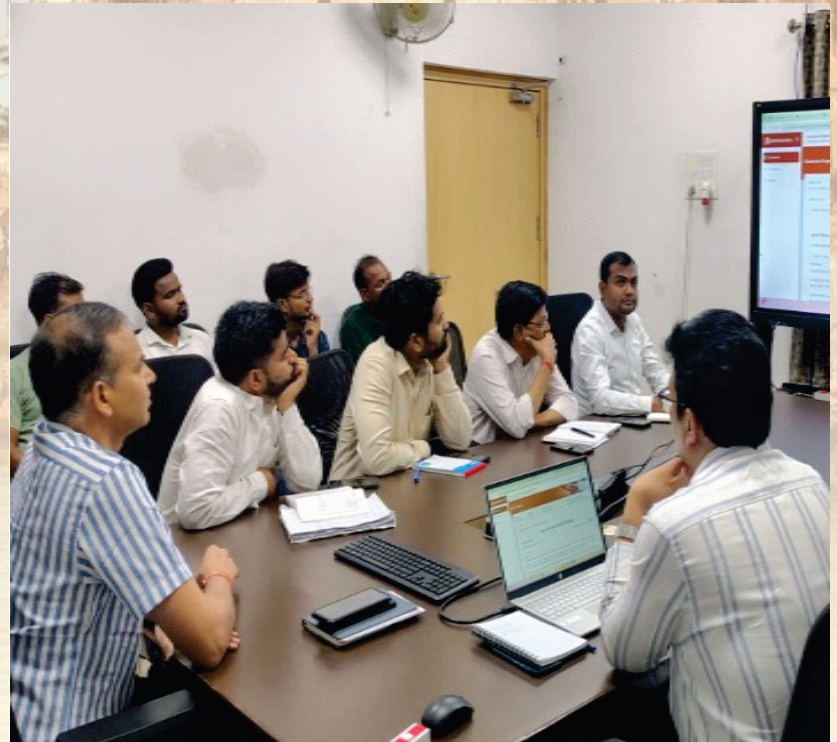




## VDA Trains Staff on New Digital Enforcement Software 'Prabartan Portal'

In a move toward tech-driven urban governance, Varanasi Development Authority conducted a one-day training session on April 17, 2025, to introduce the 'Prabartan Portal', a new digital platform for monitoring unauthorized constructions.

Organized under the direction of Vice Chairman Shri Pulkit Garg and chaired by Additional Secretary Parmanand Yadav, the session brought together all Zonal Officers, Sub-Engineers, and Data Entry Operators. The portal, developed by the Housing and Urban Planning Department, Uttar Pradesh, replaces the older system with a more user-friendly and efficient digital framework.



### Key features covered in training included:

- Case registration & tracking with unique IDs
- Geo-tagging of illegal construction sites
- Automated alerts for case status and deadlines
- Evidence management for uploading documents and images
- Advanced reporting tools for enforcement trends

With real-time tracking, improved inter-departmental coordination, and streamlined case processing, the portal is expected to enhance transparency, cut down paperwork, and strengthen accountability in urban enforcement.



## Zone-1 Review: VDA Pushes for Speedier Map Approvals and Enforcement

A review meeting of Zone-1 was conducted by Dr. Gudakesh Sharma, Additional Secretary of Varanasi Development Authority, to evaluate the progress and challenges in mitigation fee recovery and enforcement activities.

Between April 7–13, 2025, ₹4.75 lakh was collected under mitigation fees from Shivpur, Sikraul, and Vinash wards, bringing the total Zone-1 recovery in FY 2024–25 to ₹12.24 crore.





### Dr. Sharma directed officials to:

- Expedite approvals of pending mitigation maps.
- Pursue legal action against builders with outstanding dues.
- Review sealed sites and ensure parking availability by clearing basements.
- Prioritize resolution of public complaints within one week.
- Identify and take swift action on unplanned development and illegal plotting.

He emphasized strict accountability for delays or negligence. The meeting was attended by Zonal Officer Shivaji Mishra, Junior Engineers Sanjay Tiwari and Rohit Kumar, Building Clerk Kiran Singh, and field staff.



### VDA Reviews Progress of Transport Nagar Project

A key review meeting on 27 March 2025 was held under the chairmanship of Vice Chairman Pulkit Garg to assess the ongoing work in the Transport Nagar project, specifically focusing on the design of the truck parking area, fire station, and internal roads.

During the meeting, officials from various departments including Secretary Dr. Ved Prakash Mishra, Superintending Engineer Ajay Pawar, Town Planner Prabhat Kumar, Property Officer Anand Prakash Tiwari, and the IIT BHU technical team participated in reviewing the project's current status.



Discussions revolved around work progress, design updates, and necessary improvements. A consensus was reached on key design elements, and a clear directive was issued to ensure timely completion of all pending tasks.





## Good Governance Yatra 2025 Delegates Engage with VDA on City Planning and Sustainability

On 28 March 2025, around 30 participants of the Good Governance Yatra 2025 interacted with VDA Vice Chairman Shri Pulkit Garg to gain insight into Varanasi's urban development, traffic management, and environmental conservation efforts.

### Responding to queries from the delegates, the Vice Chairman highlighted major initiatives including:

- Asia's first urban ropeway project to decongest roads and enhance tourism.
- Expansion of the city's bus network to reduce private vehicle usage.
- Footpath development projects, especially on Central Jail Road, for pedestrian and disabled-friendly mobility.

On environmental sustainability, Shri Garg shared updates on the revival of key water bodies such as Dudhiya Talab, Laxmi Talab, and the ongoing Assi River restoration. He also reaffirmed VDA's strict no-construction policy within 200 meters of the Ganga to preserve its cultural and ecological sanctity.

The visit offered delegates a comprehensive look into urban governance and inclusive development strategies in one of India's oldest cities.



## Beautifying Varanasi: 61 Sculptures Coming to City Junctions

In a bid to enhance Varanasi's visual appeal and streamline traffic junctions, a key meeting was chaired by VDA Vice Chairman Shri Pulkit Garg on March 29, 2025. The session focused on the landscaping and installation of 61 sculptures across the city's key intersections.





### Major directives included:

- Ensuring site cleanliness by the Municipal Corporation.
- Encroachment removal near junctions by the Traffic Police to smoothen installation and flow.
- Site markings for sculpture locations by PWD.
- Improvement suggestions from the Cantonment Board for better integration.



### Beautification Works Begin at Chittaranjan Park

Chittaranjan Park in Godaulia is getting a fresh new look. On April 2, Hon'ble MLA Shri Neelkanth Tiwari laid the foundation stone for a series of beautification and horticultural upgrades. With a project cost of ₹17.99 lakh, the plan includes:

- Curved benches for shaded seating around trees
- MS mesh installations on electric panels
- Pathway enhancements with CNC-cut mesh and stone cladding
- Grass pavers and expanded tree plantations

The initiative aims not only at beautification but also at making public spaces more organized and culturally vibrant. Senior officials from NHAI, PWD, the Cantonment Board, and others were also in attendance.



Officials from the Varanasi Development Authority, including Executive Engineer Arvind Sharma and Junior Engineers Sanjay Gupta and Rohit Jaiswal, were also present. The makeover is aimed at creating a greener, more welcoming space for locals and tourists alike.



### Clock's Ticking for VDA Defaulters

The Varanasi Development Authority (VDA) is drawing a hard line on unpaid dues. In a review meeting chaired by Vice Chairman Shri Pulkit Garg, VDA issued a final warning to major defaulters across schemes like Lalpur, Ashok Bihar, Devki Nandan Haveli, Shastri Nagar, Vinayak Housing, and others: Pay your dues within 3 days—or lose your property.





### Key takeaways:

- 20 major defaulters were reviewed plan-wise on the RMS portal.
- Rental property dues and e-auction plots in Transport Nagar were closely scrutinized—defaulters must deposit 25% within a month.
- Special focus was given to Nadesar Meat Market, with officials directed to complete pending registries by contacting former traders.

The meeting made it clear: no more leniency. With senior officials including Deputy Commissioner Varinder Kumar Sharma and other key authorities in attendance, VDA reinforced its commitment to recover pending amounts and clear the backlog of property-related cases.



### VDA Ramps Up Zonal Oversight, Clears 44 Mitigation Maps in March

Secretary Dr. Ved Prakash Mishra chaired a key review meeting on April 3rd to evaluate the March-end progress of Zone-3 (Dashaswamedh, Chetganj, Chowk, Kotwali), Zone-4 (Bhelupur, Nagwan), and Zone-5 (Ramnagar, Mughalsarai).



### Highlights from the meeting:

- 44 mitigation maps approved in March
  - Zone-3: 18
  - Zone-4: 14
  - Zone-5: 12
- A total of ₹3.72 crore deposited under the mitigation fee category.
- Zonal officers were directed to expedite all pending mitigation files.
- Sharp focus was placed on resolving IGRS portal complaints, taking demolition action against unauthorized constructions, and ensuring compliance in petrol/diesel/CNG filling stations.
- The top-10 defaulters of each zone were discussed, with warnings to intensify recovery. With this push, the VDA reinforced its intent to fast-track regularization and crackdown on violations across key zones.





## VDA Delivers New Road and Drain in Karaundhi Mahamanapuri Colony

On April 9, the Varanasi Development Authority inaugurated a new 340-meter road and KC drain in Lane No. 10, Karaundhi Mahamanapuri Colony, built from Mamta Tripathi's to Shobha Patel's residence.

At a cost of ₹33 lakh, the project aims to improve drainage and traffic flow in the area. The ceremony saw the presence of Rohania MLA Dr. Sunil Patel, MLC Hansraj



Vishwakarma, and Councilor Shyam Bhushan Sharma, who lauded the timely and quality completion of the work.

Locals extended gratitude to VDA and public representatives. VDA's Executive Engineer Arvind Sharma and JAE Suryakant Tiwari were also present at the event.



## VDA Intensifies Crackdown on Unauthorized Constructions

The Varanasi Development Authority (VDA) has ramped up its enforcement actions against illegal constructions and unauthorized plot developments across the city. Here's a consolidated overview of the recent operations:

### Zone-1:

- **Sikraul:** Gyanvati Singh constructed a commercial building on Central Jail Road, deviating from the approved residential plan (Map No. VDA/VP/24-25/0324) by covering the setback area. The structure was sealed on April 15, 2025, under Sections 27 and 28 of the UP Town Planning and Development Act, 1973.
- **Sarnath:** In Mauja-Barai, Bablu Singh developed approximately 3 bighas of land without layout approval. The unauthorized plotting was demolished on April 1, 2025, following due legal procedures.



#### Zone-4:

- Bhelupur: Ashutosh Mishra constructed a hospital building (B+G+3 floors) in Mauja-Sarainandan without necessary approvals. The building was sealed on April 9, 2025.
- Nagwa: Ram Nath developed illegal plotting over 6 bighas in Mauja-Bhadwar without layout approval. The unauthorized development was demolished on April 8, 2025.

#### Additional Enforcement Actions:

The VDA has also taken action against other unauthorized constructions and plot developments in various zones, ensuring strict compliance with urban planning regulations.

#### Public Advisory:

The Vice Chairman of VDA has urged residents to obtain necessary approvals before undertaking any construction activities. Unauthorized constructions and plot developments will face strict legal action, including sealing and demolition, to maintain the city's planned development.



**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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With love and excitement!

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VARANASI**