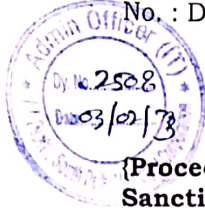




MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE DEPUTY COMMISSIONER, WEST ZONE
Dr. Sahib Singh Verma Nigam Bhawan
Near Shivaji College, Shivaji Place, Raja Garden,
New Delhi - 110027



No. : D- 175 /DC/West Zone/MCD/2023

Dated : 31/01/23

ORDER
(Debarring of Architect)

{Proceedings Under Section 338 of the DMC Act-1957 for Revocation of Sanctioned Building Plan in respect of P. No. 1/4, Block A, Mohan Garden, Uttam Nagar, New Delhi - Sanctioned vide ID No. 10077838 dated 25.09.2020}

Whereas, an application through online mode for sanction of building plans, having area as 209.032 sq.mts. was submitted by the applicants Mrs Shalini Goyal and Mrs Saroj Bansal with the Architect namely Shri Firoj Khan (License No. ca/2018/96670) for construction of a residential building on P. No. 1/4, Block A, Mohan Garden, New Delhi vide ID quoted above.

And Whereas, the Architect named above exercised his powers as per prevalent policy to sanction the building plans for constructions of residential properties (except the properties and colonies categorized in the policy), with the clear stipulation that consequences / responsibility, if any, on account of erroneous sanction shall be exclusively borne by the Architect / Engineer.

And Whereas, sanction of building plan was released by the above named Architect at his level for the proposed construction on the aforesaid property.

And Whereas, regarding ownership of property in his favour, the applicant and Architect had uploaded certain documents. But subsequent to sanction of building plans by the Architect, it has been observed that the said plot is situated on commercial road and as per Office Order No. D-304/COM/SDMC/2022 dated 22.08.2022, the Zonal Ex. Engineer (Bldg.) has been empowered to sanction building plan for construction of a residential building over the plot situated on commercial road. Hence, the sanction of building plan has been accorded by the Architect at his level, is in violation of the provisions of rule. It shows that the building plan has been obtained by misrepresentation/concealing of material fact.

Whereas based on aforesaid, a Show Cause Notice bearing No. D-159/DC/West Zone/MCD/2022 dated 02.12.2022 was sent to the applicants and Architect of the case, to submit their reply on the grounds as contained therein. But no reply to the said show cause notice from the applicants and the Architect has been received so far despite passage of stipulated period, as reported.

Whereas the matter has been got examined. It has been reported that there has been violation of the policy of Circular No. South DMC/Addl. Cm(RG)/2019/217 dated 15.10.2019 to be read with its amendment issued vide Circular No. South DMC/Addl.Cm(AAT)/2019/221 dated 04.11.2019, vide which empower the Architects to sanction the building plans of residential plots upto 500 sq.mt. You, being an Architect, are required to be well acquainted with the facts and background of the case, as well as policies of Building Department, and discharge your obligations and commitments diligently in terms of sanction of building plans. Moreover, all such rules/regulations and policies are already integral part of the Unified Building Bye-Laws-2016 and Master Plan-2021, and these statutes are significant in professional path and approach of the Architect. Thus, you have committed professional mis-conduct in the manner explained in the Notice referred in the foregoing para.



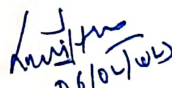
Based on the aforementioned facts, and in pursuance of provision of Unified Building Bye-Laws-2016, and for committing the violations of provisions of DMC Act, 1957, Master Plan-2021 as well as policy of the department, the Architect Shri Firoj Khan is hereby debarred from signing / submission of building plan applications, application for regularization of properties, Completion Certificate applications as well as Layout Plan applications with the Municipal Corporation of Delhi for a period of three years.


10/11/23
**Deputy Commissioner,
West Zone**

Shri Firoj Khan
Architect
(Licence No. ca/2018/96670)
(firoj.architect@gmail.com)
**G-116, Street No. 17,
Old Mustafabad, Delhi**

Copy to :

1. Chief Town Planner, MCD – with the request to endorse a copy of the said Order to the Town Planning Department of respective Municipal Corporation.
2. Supdt. Engineer (Bldg.)/HQ, MCD – with the request to endorse a copy of the said Order to all Zonal Building Departments of Municipal Corporation of Delhi for taking further necessary action.
3. Secretary, Council of Architecture, India Habitat Centre, Lodhi Road, New Delhi – for kind information and necessary action please.
4. AO-IT Department – for necessary action regarding uploading the order in the instant case on the website.


06/04/2023
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10/11/23
**Deputy Commissioner,
West Zone**