

**MUNICIPAL CORPORATION OF DELHI**  
OFFICE OF THE ADDITIONAL COMMISSINER (ENGG.)  
6<sup>TH</sup> FLOOR: DR. S.P.M. CIVIC CENTRE:JLN MARG  
NEW DELHI: 110002

No.: D/ 81 /Addl.Cm.(Engg.)/Bldg.HQ/MCD/2026/CE(B)HQ Dated: 27.02.2026

**ORDER**  
**(Debarring of Architect)**

(Proceedings Under Section 338 of the DMC Act-1957 for Revocation of Sanctioned Building Plans in respect of Property bearing. No. C-18, Left Side, Mansarovar Garden, New Delhi

Name of Applicant	Smt. Simmi Dhawan
Name of Architect, who applied for sanction of Building Plan	Mr. Shivam Gaur, Reg. No. E/00726
Online ID No.	10119921
Area of Plot	255.01 sq.mtr.

Whereas according to the available record / documents and reports, an application for sanction of building plans of the property, was submitted by the **applicant** with the **Architect through online mode, as per detailed reflected hereinabove.**

Consequent upon sanction of building plans and further scrutiny of the building plans sanctioned due to Deemed sanction provision of the system after crossing of threshold time limit, it has been observed that the Architect and the applicant have concealed the following facts relating to property under reference:-

- Provisions of "Commercial Building" have been disabled on Old OBPS portal and is now being fully used through NexGen OBPS since December 2024. However, the user had applied the Request Id in "Other" Category." on Old OBPS portal.
- As per approved layout plan of Mansarovar Garden, the plot abuts on Satguru Ram Singh Marg, which is a notified commercial road whereas, the plot is shown to be abutting on another road in the part layout plan submitted in the ID.
- Setbacks as per the provisions of MPD-2021 have not been taken in the proposal.

*[Handwritten Signature]*  
20/2/26

d) *Requisite parking provisions to be taken for a notified commercial road, have not been taken in the proposal.*

Whereas Clause 2.3.4 (b) of amended UBBL, 2016, stipulates as under:-

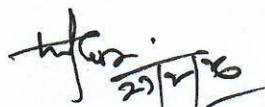
*"(a) Deemed Sanction shall not be construed to authorize any person to do anything in contravention or against the terms of lease or titles of the land or against MPD, any regulations, bye-laws, ordinance, etc."*

Whereas based on above stated anomalies, a Show Cause Notice bearing No. Addl. Comm.(Engg.)/MCD/ 2025/D-269 dated 07.07.2025 under Section 338 of the DMC Act, 1957 was issued to the applicant as well as the Architect of the case. In response, the Architect has never responded till date.

Whereas in the interest of natural justice, opportunity of personal hearing was granted to the applicant and Architect (Engineer) of the case on various occasions. The hearing was conducted on 10.02.2026 before the Addl. Commissioner(Engg.), which was duly communicated to the applicant and architect (Engineer) vide letter dated 02.02.2026. On the said date, Sh. Gurinder Dhawan appeared on behalf the applicant. However, the Architect/Engineer did not attend the personal hearing.

The matter was examined. On the contentious issues contained in the aforesaid Show Cause Notice dated 07.07.2025, it is reported that the violations committed by the Architect are grave in nature, since the same are in blatant violations of the provisions of Master Plan-2021 and Unified Building Bye-Laws-2016. As a matter of fact, it is the professional liability and conduct of the Architect of the case to ensure that the case qualifies in terms of sanction of building plans and is eligible and competent for the same in all respects before applying for sanction of building plan. But the Architect failed to do so at the time of applying for sanction of building plans in the instant case and committed the lapse of gross professional mis-conduct on his part.

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 (Engineer) Sh. Shivam Gaur (E/00726)**, is hereby debarred from signing / submission of building plan applications, application for regulation of properties, Completion

  
25/2/26

Certificate applications as well as Layout Plan Applications with the Municipal Corporation of Delhi for a period of **One year**.


  
Additional Commissioner (Engg.)



**Sh. Shivam Gaur, Architect (Engineer)**  
**(Reg. No. E/00726)**  
**110, First Floor, Surana Bhawan,**  
**Vikas Marg, Laxmi Nagar,**  
**Delhi-110092.**

**Copy to:-**

1. Chief Engineer (Bldg.)HQ
2. All Zonal Dy. Commissioners-MCD
3. Chief Town Planner-MCD
4. Chief Architect-MCD
- ✓ 5. Director-IT Department - for necessary action regarding uploading the Order in the instant case on the website.
6. Counsel of Architects, India Habitate Centre, Core-6A, 1<sup>st</sup> Floor, Lodhi Road, New Delhi-110003.
7. Office Copy

  
Subash