



MUNICIPAL CORPORATION OF DELHI
Office of the Deputy Commissioner, Civil Lines Zone
3rd Floor, 16-Rajpur Road, Civil Lines, Delhi-54



भारत महोत्सव



No. 131/EE(B)D/CLZ/2026

Dated 24/2/2026

ORDER

(Debarring of Architect)

(Under Section 338 of the DMC Act -1957 for Revocation of Sanctioned Building Plans in respect of property bearing Plot no. 13, Punjabi Basti, Old Subzi Mandi, Delhi-110007

Name of Applicant	Smt. Mansa Devi
Name of Architect, who sanctioned Building Plan	Sh. Gurdeep Singh (License no. E/01044)
Online ID No.	20023248 dt. 05.09.2025
Area of Plot	37.625 sq mtr.

Whereas owner/builder of the property bearing no. Plot no. 13, Punjabi Basti, Old Subzi Mandi, Delhi-110007 had got sanctioned building plan vide ID no. 20023248 dt. 05.09.2025 through his architect Sh. Gurdeep Singh (License no. E/01044) in the shape of ground floor, first floor, second floor, third floor & terrace plan for plot measuring 37.625 sq mtr in size.

As per scrutiny of sanction building plan, a show cause notice u/s 338 of DMC Act was issued to Smt. Mansa Devi as well as Sh. Gurdeep Singh architect vide no. 1281/EE(B)-I/CLZ/2025 dt. 16.12.2025 for obtaining the sanction building plan on misrepresentation, fraudulent statement on the basis of the following points:

1. The Supervisor had selected unauthorized regularized colony in the column for "building sub-type" whereas the plot in question falls within a special area.
2. The owner/Supervisor had not uploaded the legal ownership documents.
3. The owner had already constructed ground floor & first floor, thereafter obtained sanction building plan under SARAL Scheme online.

No reply of show cause notice was received from Sh. Gurdeep Singh, Supervisor.

Upon scrutiny of the documents submitted by the Owner, it has been observed that there is no title document in favour of Smt. Mansa Devi. Further construction at ground floor & first was already in existence when sanctioned building plan was obtained under SARAL Scheme online. It is clear that Supervisor never visited the site before uploading the sanction building plan. Moreover, no ownership document uploaded on the site as well as the Supervisor had selected unauthorized regularized colony in the column for "building sub-type" whereas the plot in question falls within a special area which is a misconduct /misrepresentation on the part of the owner as well as architect.

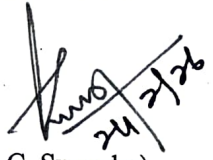
And whereas, as per Clause 3.1.1.2 of UBBLs-2016 & read with circular no. South DMC/Addl.Cmr.(RG)/2019/217 dated 15.10.2019, the Architect/engineer are empowered to sanction building plan for residential building on plots up to 500 Square meters size after submitting the plan along with requisite documents and fees to the sanctioning authority in accordance with their qualification and competence specified in UBBL-2021 with the clear stipulation that consequences/responsibility, if any, on account of erroneous sanction shall be exclusory borne by Architect/Engineer. Under SARAL SCHEME, absolute reliance is made on the submissions of Owner(s) and his/her Architect/Engineer regarding compliance of relevant provisions of Building Bye Laws-2016/Master Plan/Zonal Plan in the submitted proposal. Therefore, Owner, Architect/Engineer is to remain responsible.

I have gone through the record, on perusal of record it is established that the applicant /Supervisor have suppressed the material fact and obtained sanctioned building plan for the property where construction was already in existence at ground floor & first floor. No title document uploaded on the site and property falls in Special area instead of unauthorized regularized colony. There is sufficient material on record, establishing gross misrepresentation of fact and for which both applicant & Supervisor are equally responsible.

And whereas the undersigned, therefore, based on the report of Department 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, Supervisor has trespassed his assigned competency, thereby granting unlawful benefit to the applicant. The sanctioned building plan of the property under reference already revoked under section 338 of DMC Act, 1957.

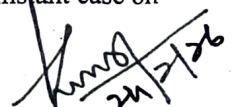
Based on the aforementioned facts and in pursuance of provision of Unified Building Bye Laws 2016 and for committing the violation of provisions of DMC Act, 1957, Master Plan 2021 as well policy of the Department, the Supervisor Sh. Gurdeep Singh (License no. E/01044) is hereby debarred from signing/submission 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 one year.


1. Smt. Mansa Devi
Plot No 13, Punjabi Basti, old Subj Mandi, Delhi-110007
2. Sh. Gurdeep Singh (Lic No. E/01044)
NA-118, Vishnu Garden, New Delhi.


(K.C. Surender)
Deputy Commissioner
Civil Lines Zone

Copy to :-

1. Additional Commissioner (Engg.) MCD for information.
2. Chief Engineer (Bldg.) HQ for information.
3. Director (IT)/MCD for necessary action regarding uploading the Order in the instant case on the website.
4. SE-II/CLZ for kind information.
5. EE(B)-II/CLZ for kind information.
6. AO-IT Department-for necessary action regarding uploading the Order in the instant case on the website.
7. Office Copy.


(K.C. Surender)
Deputy Commissioner
Civil Lines Zone


Surender