



**EAST DELHI MUNICIPAL CORPORATION
OFFICE OF THE DEPUTY COMMISSIONER
SHAHDARA NORTH ZONE, KESHAV CHOWK,
G.T. ROAD, SHAHDARA, DELHI.**



No.DC/Shah.(N)/2025/D- 563

Dated: 27/6/25

ORDER

Sub.: Debarring of Sh. Dheeraj Kumar (Architect/Engineer), E/00809 & SE/0715 from submission of building plans/completion certificate/regularisation plans as well as layout/site plan/ applications in all the three Municipal Corporations of Delhi for a period of 03 Years.

Whereas; Sh. Dheeraj Kumar (Architect/Engineer/Supervisor), E/00809 & SE/0715 issued on-line Sanctioned Building Plan under Saral Scheme vide request I.D. No. 20014882.

Whereas; Sh. Dheeraj Kumar (Architect/Engineer/Supervisor) has issued the Sanctioned Building Plan to the property, has been obtained by material misrepresentation in contravention of Unified Building Bye-Laws, 2016 as property details below:

1/2468, Plot No.33, Kh. No.112, situated at Moti Ram Road, Ram Nagar, Illaqa Shahdara, Delhi-110032.


The above mentioned on-line Building Plan is based on undertaking/certificate/ownership documents etc. and the onus of the correctness of the same lies with the Architect/Engineer/Supervisor/ Owner. But it has been noticed that (i) You have not uploaded the ownership documents complete chain, (ii) The Indemnity Bond uploaded vide ID No.20014882 is Blank Page, (iii) The uploaded certificate of structural safety issued by Sh. Dheeraj Kumar is not properly filled (iv) The Individual ID Proof of Sanctioned Authority not uploaded, (v) As per report of concerned area JE(B) the Building Sanction Plan under Saral Scheme is sanctioned on 11/10/2024 for the area 100 Sq. Yards but the actual area at site is around 200 Sq. Yards, (vi) As per report of concerned area JE(B) the Building Sanction Plan under Saral Scheme vide ID No.20014882 the uploaded documents of layout in which the site marked is not matching with actual executed site i.e. 1/2468, Plot No.33, Kh. No.112, situated at Moti Ram Road, Ram Nagar, Illaqa Shahdara, Delhi-110032.

As per Clause 2.9.1 of UBBL-2016, in case It is found that on-line Building Plan was obtained on mis-representation of material facts in the application, the same shall be revoked and action taken as per law.

As per Clause 2.9.3 (a) (i) of UBBL-2016, if the Sanctioning Authority/concerned local body notice that any owner/professional (s) has made false statement(s) or concealed material facts and misrepresented for obtaining building permit in contravention of the extant (respective) laws/bye-laws/rules & regulations, the professional (s) shall be delisted from all the Sanctioning Authority / concerned local bodies for a specified time period. As per clause 2.9.3 (a) (ii) the Building Permit shall be revoked.

Accordingly, a show cause notice bearing No.DC/Shah.(N)/2025/D-431 dated 02.05.2025 was given to Architect / Engineer / Supervisor and show cause notice baring No. DC/Shah.(N)/2025/D-432 dated 02.05.2025 given applicant/owner to show cause within 07 days from the date of issue of this notice as to why he be not debarred for 03 years from the panel of all three Municipal Corporations for submitting the building plan applications, completion certificate, C1 forms, regularization of unauthorised construction and other activities relating to construction of buildings under the provisions of UBBL 2016.

In response of the show cause notices, the engineer as well as applicant/owner did not given any reply. Accordingly, Sh. Dheeraj Kumar (Architect/Engineer/Supervisor), E/00809 & SE/0715 is hereby debarred for 03 years from the panel of all three Municipal Corporations for submitting the building plan applications, completion certificate, C1 forms, regularization of unauthorised construction and other activities relating to construction of buildings under the provision of Building Bye-Laws and the fees/charges deposited alongwith sanctioned building plan are hereby forfeited and the construction carried out in lieu of this application shall be treated as unauthorised construction and shall be liable for action under DMC Act 1957, read with section 491 of DMC Act.


[ABHISHEK MISHRA]
Deputy Commissioner
Shahdara North Zone


Distribution:

1. Shri Dheeraj Kumar (Architect/Engineer), E/00809
RZ-238/6A, Gali No.14, Indra Park, Delhi
E-mail : dheerajk7289@gmail.com
H. No.89/G, Gali No.2, Baprola Vihar,
New Delhi-110059.
2. Shri Prince Butani,
E-150, Jhilmil Colony,
Jhilmil, Delhi-110095.

1/2468, Plot No.33, Kh. No.112,
Moti Ram Road, Ram Nagar,
Illaqa Shahdara,
Delhi-110032.

Copy to:

1. Secretary, Council of Architecture, India Habitat Centre, Lodhi Road, New Delhi - with the request to initiate necessary action against the above named Architect/Engineer/Supervisor please.
2. All Zonal DCs, for kind information.
3. CTP / HQ - for necessary action.
4. SE's (Bldg.) HQ - for necessary action.
5. S.E.-II, Sh. (N) Zone for necessary action.
6. All Zonal EE's (Bldg.) - for necessary action.
7. AO (IT) - with the request to upload the same on MCD website/Portal.
8. O/c.


[ABHISHEK MISHRA]
Deputy Commissioner
Shahdara North Zone