



**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 - 110028



No. : D-24 /EE(B)-I/DC(WZ)/MCD/2026



Dated: 18-05-26

**ORDER**

**{Proceedings Under Section 338 of the DMC Act-1957 for revocation of sanctioned building plan and debarring the Architect Shri Gyanendra Singh Bamore for Sanction of Building Plan vide ID No. 20018133 dated 20.03.2025 in respect of P.No. J-13/51, Rajouri Garden, New Delhi}**

Whereas, the building plan having plot area of 167.22 sqm. was sanctioned by Shri Gyanendra Singh Bamore, Architect (Registration No. CA/2012/54679) through online portal under the Saral Scheme vide I.D. No. 20018133 dated 20.03.2025 in favour of Smt. Manjit Kaur & Shri Jaspreet Singh Lamba for construction of a residential building from Basement, Stilt, Ground Floor, First Floor, Second Floor and Third Floor at P.No. J-13/51, Rajouri Garden, New Delhi.

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, during scrutiny of documents which was uploaded by the applicant and Architect alongwith application for sanction of building plan, it was observed that the building plan of the aforesaid property has been sanctioned in violation of the stipulated provisions on the following grounds -

1. As per MPD-2021, the aforesaid plot is abutting on notified Mixed Land Use Road and as per Office Order issued vide No. D-078/COM/MCD/2022 dated 21.06.2022, the power to sanction of building plan for construction of residential property (upto 334.44 sqm.) situated on notified MLU road has been delegated to the Zonal EE(B).
2. On scrutiny of the documents, it has been found that the building plan has been sanctioned by the Architect by submitting wrong information in Common application Form and E-Undertaking.

It shows that the building plan has been sanctioned by the Architect under the Saral Scheme in violation of the standing instruction/prevaling provisions by suppression and concealment of material facts, misrepresentation of facts.

And Whereas, based on aforesaid, a Show Cause Notice bearing No. D-214/EE(B)-I/DC(WZ)/2025 dated 04.11.2025 was issued to the Owners and the Architect of the case, to submit their reply on the ground as contained therein. In compliance of said show cause notice, a reply from the owners was received in the department. However, no reply from the Architect concerned was received in the department. Moreover, considering the reply of the owners and request made thereof, they alongwith the Architect concerned were given an opportunity of personal hearing in the matter for 10.12.2025. But during the course of personal hearing, neither the owners nor the Architect had turned up to attend the same despite conveying them about the said hearing vide this office letter dated 05.12.2025. Accordingly, hearing proceeding was closed.

And Whereas, case has been examined and found that there has been violation of the policy of Circular No. South DMC/Addl. Cmr(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, which empower the Architects/ Supervisors/Professionals to sanction the building plans of residential plots upto 500 sqm. You, being a 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/Master Plan-2021 and these statutes are significant in professional path and approach of the Architect/ Supervisor. Further, on scrutiny of the reply to the show cause notice submitted by the owners, same has been found unsatisfactory. Thus, the Architect has committed professional misconduct in the manner explained in the Notice referred in the foregoing para and the building plan has been obtained by the owners by misrepresentation/concealing of material fact.

Now therefore I, Deputy Commissioner, West Zone, Municipal Corporation of Delhi, exercising power vested and conferred under Section 338 read with Section 491 of the DMC Act and the rules made there under, 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, hereby revoke or set aside the building plan sanctioned vide ID No. 20018133 dated 20.03.2025 in respect of Property No. J-13/51, Rajouri Garden, New Delhi. Further, Shri Gyanendra Singh Bamore, Architect (License No. CA/2012/54679) 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.

Deputy Commissioner  
West Zone

1. Smt. Manjit Kaur & Shri Jaspreet Singh Lamba, Owners, P.No. J-13/51, Rajouri Garden, New Delhi-110027
2. Shri Gyanendra Singh Bamore, Architect (Registration No. CA/2012/54679), Ingle Ki Goth, Lakked Khanna, Lashkar, Gwalior, Madhye Pradesh, Pin code - 474001 (ar.gyanendra24@gmail.com), (Mob. No. 8595126648)

**Copy to :-**

1. Addl. Commissioner (Engg.) – for kind information pl.
2. Chief Engineer (Bldg.)/HQ, MCD – for kind information pl.
3. All Zonal Dy. Commissioners, MCD.
4. Chief Town Planner/Chief Architect, MCD.
5. Director (IT), MCD – for necessary action regarding uploading the order on website and to block the professional for submitting any type of application with immediate effect.
6. Council of Architect, India Habitat Center, Core-6A, First Floor, Lodhi Road, New Delhi – 110003.
7. EE(B)-I/WZ -for necessary action as per DMC Act w.r.t. subject property.
8. Office copy.

Deputy Commissioner  
West Zone

AD/IT  
19/05/24