



MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE DEPUTY COMMISSIONER
SOUTH ZONE
GREEN PARK : NEW DELHI

NO.D/ 1257 /DC/Bldg.-II /SZ/MCD /2026

Dated : 14/07/2026

ORDER

Under Section 338 of the DMC Act-1957 for Revocation of Sanction of Building Plans in respect of P.No. B-34/11, B-34/12, Part out of Khasra No.495, 562, 563, Devli Road, Village Khanpur, New Delhi) (identified as Kh.No. 564, F-Block, Adjacent to Khazari Women Polytechnique Devli Road, Khanpur Extension, New Delhi)

Name of Applicant	Shri Pravinder Chaudhary
Name of Engineer /Professional, who sanctioned / issued the building plans	Shri Gaurav Bhardwaj (Licence No. E/00097))
Online ID No.	10113263 dated 16.03.2023
Area of Plot	99.524 sq.mts.

Whereas an application for sanction of building plans of above property was submitted by **the above named applicant** with the **Engineer** for construction of a residential building through online mode vide online referred quoted above.

Whereas the **Engineer** named above exercised his powers as per Circular No. D-304/COM/SDMC/2022 dated 22.08.2022 (earlier Circular No. South DMC/Addl.Cmr. (RG)/2019/217 dated 15.10.2019), and sanctioned the building plans under 'Saral Scheme" which is applicable for Residential Plots with size upto 105 sq.mts., as Office Order No. D-95/Addl.Cm.(Engg)/SDMC/2016/SE(B)HQ dated 29.07.2016 - to be read with relevant amendments / policy etc., (for the properties situated in Residential Plotted Development / Village Abadi / Unauthorized Regularized Colony) also contains certain regulations / rules / guidelines. The Circular clearly stipulates that consequences / responsibility, if any, on account of erroneous sanction shall be exclusively borne by the Architect / Engineer.

Whereas significantly, the **Engineer**, while sanctioning the building plan application, is required to inspect the site and ensure that the building plans are as per existing site conditions including existing construction, if any".

And Whereas the submission of application by the applicant is not complete, as required under the prevalent policy, in the manner that the entire requisite documents have not been submitted or filled up, and are not appropriate to the prevalent policy, such as E-Undertaking, ownership documents etc.

Whereas alongwith the application, ownership documents were submitted through online mode by the **Engineer** and applicant.

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Whereas it has been reported the property under reference already stands booked with address as Kh.No. 564, F-Block, Adjacent to Khazari Women Polytechnique Devli Road, Khanpur Extension, New Delhi, on the ground of unauthorized construction vide File No. 291/UC/B-II/SZ/2023 dated 02.06.2023 in Property No. - Kh.No.564, F-Block, Adj. to Khazari Women Polytechnique Devli Road, Khanpur, New Delhi in the form of ground floor and first floor in continuation of unauthorised construction file No. 177/UC/B-II/SZ/2023 dated 15.03.2023 for actions under Section 343 and 345-A of the DMC Act-1957. After following due process of law, sealing orders were passed by the competent authority. The applicant in the instant case Shri Parvinder Chowdhary filed an Appeal No. 484/2024. before the Hon'ble Appellate Tribunal titled as "Parvinder Chowdhary Vs Municipal Corporation of Delhi", feeling aggrieved by the sealing orders. The Hon'ble Appellate Tribunal, vide its orders dated 30.10.2025, set aside the sealing order, while disposing-of the Appeal, with the direction to the Department to pass speaking order after giving reasonable opportunity of reply and personal hearing to the appellant. Thus, after following due process of law, sealing orders under Section 345-A of the DMC Act-1957 have been passed on 27.01.2026 by the competent authority. In the said orders, the issue of identification of property has been appropriately addressed as the applicant alleged about wrong identification of property stating the property under reference is Khasra No. 562. During the said proceedings, the joint inspection of property was conducted alongwith the applicant, and it was noticed by the field staff that the (1) Khasra No.562 informed by the applicant; (2) Khasra No.564 booked by the Department; and (3) B-34/11 and B-34-12 part out of Khasra No.495, 562, 563 situated at Devli Road, Village Khanpur as per sanction letter / sanctioned plan, is one and the same. The Department has also taken the demolition actions against the unauthorized construction in the property on 04.08.2023 and 29.02.2024.

Whereas it has been reported that while the property was already booked initially on 15.03.2023, the application for sanction of building plan was submitted with the competent authority on 16.03.2023 and acknowledged under Saral Scheme indicating that the sanction of building plan was acknowledged after booking of property, i.e. after the construction work was already carried out in an illegal manner.

And Whereas it has been reported that being a case of property situated in a Village, the case is governed by the Notification dated 17.01.2011 / Master Plan-2021, to be read with relevant subsequent policy framed by the Town Planning Department. Thus, upon examination of the case, it was noticed that the case does not qualify for sanction of building plans under the aforesaid Notification / policy, with violations committed by the applicant and **Engineer** in the following manner:

1. The complete chain of ownership documents has not been submitted by the applicant for the purpose of sanction of building plans and it has not been ascertained by the Engineer while sanctioning the building plans. The applicant has submitted a copy of the (i) Gebneral Power of Attorney dated 09.03.2007 executed by Shri Azad Singh in favour of Shri Pravinder Chaudhary showing area of plot as 119 sq.yds. out of Kha.No.495, 562 and 563, Devli Road, Village Khanpur, with Agreement to Sell (2) Will dated 09.03.2007 executed by Shri Azad Singh in favour of Shri Pravinder Chaudhary with possession letter.
2. The property with its size, shape and area, for which building plans have been sanctioned, appears to be a sub-divided plot. The property appears to be a larger size of plot as one plot, whereas building plans have been sanctioned by the Engineer for sub-divided plot. The applicant and the Engineer were required to get the sub-divided property incorporated in the approved Layout Plan, as mandated under Section 312/313 of the DMC Act,1957.
3. It is pre-requisite to be eligible for getting the building plans sanctioned in terms of cut-off date for sub-division, single entity of plot, road width etc. as per Notification dated 17.01.2011 / policy of the Department are not specifically clear from the drawings and documents uploaded and the case approved by the Engineer.

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Whereas as far as professional responsibilities and liabilities of the **Engineer** are concerned, he was required to ensure at his level that the case qualifies for sanction of building plans in terms of status of colony, applicability of prevalent regulations notified in the Master Plan-2021, Unified Building Bye-Laws-2016 and DMC Act, 1957. The sanction of building plans has been accorded by the **Engineer** at his level and obtained by the applicant, without ensuring that the case qualifies for sanction of building plans. Thus, he has failed to do so in the instant case and sanctioned the building plans at his level beyond his defined / assigned competency in violation of the laid down provisions and policy, thereby granting benefit to the applicant by sanctioning of building plans in an unlawful manner

Whereas it appears that sanction of building plans was obtained by the applicant and accorded by the **Engineer** by suppression, concealment and misrepresentation of material facts. The onus for genuineness and correctness of the ownership and other allied documents / information etc submitted by the applicant at the time of sanction of building plans and ensuring that the case qualifies for sanction of building plans in terms of prevalent regulations notified in the Master Plan-2021, Unified Building Bye-Laws-2016 and DMC Act, 1957 jointly lies with the applicant as well as **Engineer** only.

PROVISIONS FOR REVOCATION OF SANCTIONED BUILDING PLANS:

Whereas according to the Section 338 of DMC Act-1957, it has been mandated that sanction of building plans is liable to be revoked on the ground of misrepresentation / concealment of facts. The Provision No. 2.9 – Penal Action – 2.9.1-Revocation of Building Permit mandates as under:

"The sanctioning authority shall revoke any building permit including sanction of building plan and / or occupancy-cum-completion certificate and take action as per law, if there has been any false statement or any mis-representation of material facts in the application on which the building permit was based."

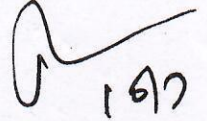
Whereas a Show Cause Notice, bearing No. D/280/DC/South Zone/MCD/2026 dated 27.04.2026, was issued to the applicant and the Engineer of the case, as to why the sanction of building plans be not revoked on the aforesaid grounds. However, no reply from the applicant or the Engineer has been received so far, as reported. Hence, for the reasons and violations already stated, the sanction of building plans is liable to be revoked under Section 338 of the DMC Act-1957.

Now, therefore, I, Deputy Commissioner-South Zone –Municipal Corporation of Delhi, for the above mentioned reasons, hereby revoke the **P.No. B-34/11, B-34/12, Part out of Khasra No.495, 562, 563, Devli Road, Village Khanpur, New Delhi under 'Saral Scheme' vide online ID No. 10113263 dated 16.03.2023** Sanctioned by the **Engineer Shri Gaurav Bhardwaj**. The work, if carried out at site in pursuance of said sanction of building plans, shall now be treated as unauthorized / illegal and is actionable as per DMC Act-1957 / law. Since the property already stands booked vide File No. 291/UC/B-II/SZ/2023 dated 02.06.2023 and File No. 177/UC/B-II/SZ/2023 dated 15.03.2023 for actions under Section 343 and 345-A of the DMC Act-1957, necessary actions, as per prevalent policy, shall continue to be taken by the Department.

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The aforesaid grounds also show the violations committed by the **Engineer Shri Gaurav Bhardwaj** leading to professional mis-conduct on his part and facts with circumstances of the case remain the same. He has not submitted any reply to the Show-Cause-Notice dated 27.04.2026. Thus, based on the facts and circumstances of the case, 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, he 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 Municipal Corporation of Delhi for a period of two years



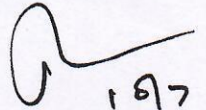
Deputy Commissioner
South Zone

Shri Pravinder Chaudhary
Kh.No. B-34/11, B-24/12
Part Out of Khasra No.495, 562, 563,
Devli Road Village
Khanpur
NEW DELHI

Shri Gaurav Bhardwaj
Engineer
(Licence No. E/00097)
(email - dushyantmap1995@gmail.com)

Copy for necessary action to:

1. Chief Town Planner
2. Chief Engineer (Bldg)HQ
3. AO - IT Department - for necessary action regarding uploading the Order in the instant case on the website.
4. Superintending Engineer(Bldg)HQ.



Deputy Commissioner
South Zone

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