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Varanasi Development Authority Launches Awareness Drive on New Building Bylaws

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The Varanasi Development Authority (VDA) has launched a comprehensive awareness campaign to educate stakeholders about the recently approved UP Development Authority Building Construction and Development Bylaws 2025 and the Model Zoning Regulation 2025. The campaign began with a major workshop at the Chowkaghat Cultural Complex on July 24 and is set to continue across the city.

The new bylaws aim to simplify the construction approval process while encouraging sustainable and organized urban development. VDA Vice Chairman Pulkit Garg highlighted that the reforms include the removal of traditional ground coverage restrictions and an increase in permissible floor area ratios. These changes are expected to facilitate vertical growth and reduce congestion in city planning.

To improve efficiency, the bylaws mandate strict timelines for obtaining No Objection Certificates (NOCs) from various departments. Hotels, guesthouses, medical facilities, and other establishments will benefit from relaxed NOC requirements, which will accelerate project approvals. Additionally, industrial units have been granted more lenient standards to boost economic activity.

A nominal fee structure has been introduced for plan registration. Residential properties will now require just one rupee per 100 square meters, while commercial properties will need one rupee per 30 square meters. This symbolic fee is intended to make the registration process more accessible.

During the workshop, town planning expert Prabhat Kumar explained the technical aspects of the new regulations. He emphasized that the updated zoning norms promote clarity and are designed to support sustainable practices. Suggestions were made to engage technically skilled youth, such as engineering and architecture graduates, in upcoming training sessions to enhance outreach and implementation.

State ministers Ravindra Jaiswal and Dayashankar Mishra, along with local MLAs, participated in the event, indicating strong political backing for the reforms. The VDA plans to hold additional workshops in various neighborhoods to ensure that builders, architects, and residents understand and benefit from the new regulations. The authority believes the updated bylaws will reduce delays, encourage compliance, and support orderly growth in Varanasi's urban landscape.