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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ W.P.(C) No. 4095/2017 & CM No.26178/2017

SALMAN AKHTAR Petitioner

Through: Mr. Habibur Rahman, Adv.

versus

SOUTH DELHI MUNICIPAL CORP. AND ORS Respondents

Through: Mr. Jagdish Sagar, Adv. for R-1.
Mr. Naushad Ahmad Khan, ASC with
Ms. Manisha Chauhan and Mr. Zahid,
Adv. for GNCTD
Mr. Sanjay S. Chhabra, Adv. for
Mr. Deepak Agarwal, adv. for
applicant in CM No. 26178/2017

CORAM:

HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI

ORDER

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08.02.2019

The petitioner is aggrieved by alleged unauthorized construction in property bearing No. D-73 (now changed to D-800) Bharat Nagar, New Friends Colony, Village Khizrabad, New Delhi comprised in Khasra No. 13/23/5/6/11 Village Khizrabad.

As recorded in order dated 02.05.2018, as per status report filed by respondent No. 1/SDMC there were deviations from the sanctioned building plan but such deviations stand regularized upon payment of compounding charges; and at present there is no unauthorized construction in the subject property.

There is also an application being CM No. 26178/2017 on the

principles of Order 1 Rule 10 (2) of the Code of Civil Procedure, 1908 by a company seeking impleadment in the present proceedings claiming to be owner of the subject property.

The petitioner however disputes what is stated in the status report filed by respondent No.1/SDMC and is not satisfied with the action of compounding of deviations and legitimizing, what he still considers to be, unauthorized construction in the subject property.

The petitioner also claims that part of the construction in the subject property is an encroachment on his land apart from being beyond permissible limits of compoundable deviations.

It is evident that there are claims and counter-claims in relation to the unauthorized construction on the subject property.

In the context of the petitioner's grievance, it transpires that in compliance of orders of the Supreme Court in Writ Petition (Civil) No. 4677/1985 titled ***M.C. Mehta vs. Union of India & Ors***, vide Office Memorandum dated 25.04.2018 the Delhi Development Authority (DDA) has constituted a Special Task Force to comprehensively address violations of the provisions of the Unified Building Bye Laws and Master Plan for Delhi-2021 relating *inter alia* to construction activity and land-use in Delhi. Vide another Office Memorandum dated 23.05.2018 the DDA has also formulated an action plan for monitoring construction activities in Delhi and for fixing responsibility in case of violations of the Unified Building Bye Laws and the Master Plan.

Vide order dated 20.09.2018 made in Writ Petition (Civil) No. 1807/2018 titled ***Devender vs. Government of NCT of Delhi & Ors***. (and connected matters) by the Division Bench of this Court presided-over by

Hon'ble the Chief Justice, the Court has held that in view of the setting-up of the Special Task Force under directions of the Supreme Court it is not appropriate for our court to exercise jurisdiction in matters relating to unauthorised construction; and has disposed of such matters granting liberty to the petitioners to raise their grievances before the Special Task Force so constituted, in accordance with the scheme and procedure formulated under the aforesaid two Office Memorandums.

By order dated 24.09.2018 made in a subsequent matter, being Writ Petition (Civil) No. 9938/2018 titled ***Suresh Chand Goel vs. East Delhi Municipal Corporation***, the Division Bench has followed its earlier order dated 20.09.2018 in Writ Petition (Civil) No. 1807/2018, similarly disposing of the writ petition, granting liberty to the petitioner to file a complaint before the Special Task Force. I am informed that the Division Bench has subsequently also made similar orders in other matters.

To be sure, the petitions that were subject matter of the aforesaid proceedings before the Division Bench were petitions filed *in public interest and otherwise*; and related to contravention *not only of sanctioned building plans but also of various laws*, including the Delhi Municipal Corporation Act, 1957, the Delhi Development Authority Act, 1957, the New Delhi Municipal Council Act, 1994, the Ancient Monuments and Archaeological Sites and Remains Act, 1958 and the Ancient Monuments Preservation Act, 1904 as also encroachment on public land etc.

The aforesaid Special Task Force is a 15-member outfit with representation of the highest level from all concerned municipal, civic, revenue and law enforcement agencies of Delhi; and is therefore ideally suited for multi-agency, coordinated action against the rampant malaise of

breach of various laws, rules and regulations governing building construction and land-use in Delhi.

I am informed that as of date the Special Task Force even has its own dedicated website and mobile application to facilitate making of complaints, thereby making it even easier for parties to take their grievances before the said agency.

Accordingly, I am of the view that the correct course of action in this matter also would be to dispose of the present writ petition, giving liberty to the petitioner to approach the Special Task Force in accordance with the policy and procedure laid down for the purpose in DDA's Office Memorandums dated 25.04.2018 and 23.05.2018 and avail the said alternate, efficacious remedy.

This petition is disposed of in the above terms.

Pending applications, if any, also stand disposed of.

ANUP JAIRAM BHAMBHANI, J.

FEBRUARY 08, 2019

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