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

+ W.P.(C) 3518/2025 & CM APPL. 16490/2025

KULDEEP KUMAR MITTAL

.....Petitioner

Through: Mr. Sagar and Mr. Ali Muzaffar,
Adv. (Through VC)

versus

MUNICIPAL CORPORATION OF DELHI & ORS.Respondents

Through: Mr. Aditya Chandra, SC with Mr.
Utkarsh Bhanu, Adv. for R-1
Ms. Shikha Sarin, Adv. for R-2
Mr. Shankar Kumar Jha, SPC. for R-3

+ CONT.CAS(C) 545/2025

KULDEEP KUMAR MITTAL

.....Petitioner

Through: Mr. Sagar and Mr. Ali Muzaffar,
Adv. (Through VC)

versus

SH. DILKHUSH MEENA

.....Respondent

Through: Mr. Aditya Chandra, SC with Mr.
Utkarsh Bhanu, Adv. for R-1
Mr. Shankar Kumar Jha, SPC. for R-3

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

01.08.2025

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1. The present writ petition has been filed seeking directions to the respondents to stop the illegal and unauthorized construction being carried out by respondent no. 4 at the property bearing No. 893/8 and 893/8A, Ward



No. 8, Mehrauli, New Delhi-110030.

2. A contempt petition, i.e., *Cont. CAS(C) 545/2025* has been filed alleging disobedience of the order dated 21st March, 2025, wherein, directions had been issued by this Court that the *status quo* with regard to construction in the property shall be maintained. However, respondent no.4 has willfully and deliberately continued the illegal construction in the property in question.

3. A Status Report/Action Taken Report dated 16th May, 2025, has been filed on behalf of the Municipal Corporation of Delhi (“MCD”), wherein, the MCD has detailed the various actions undertaken by the MCD on the properties, which are subject matter of the present writ petition.

4. The relevant portions of the Status Report, are reproduced as under:

“xxx xxx xxx

A. Plot No. 2 Opposite to 895C, Ward No. 8, Mehrauli, New Delhi.

xxx xxx xxx

vii) Pursuant to demolition/sealing orders already passed in respect of this property, the Building Department-II of South Zone/MCD has also tried/taken/carried out the necessary action as per details given herein below:

S.No.	Date of Action	Action taken
1.	18/02/2025	Upon availability of police force, 01 roof panel at First floor, 01 roof panel at Second floor, 02 roof panels at Third floor, 01 roof panel at Fourth floor and 01 roof panel at Fifth



		floor have been demolished.
2.	11/04/2025 & 22/04/2025	Action could not be taken due to shortage of time.
3.	28/04/2025	Upon availability of police force, 03 nos. of roof panels of Fifth floor and 01 roof panel of Fourth floor have been demolished and reinforcement bars cut down with the help of gas cutter. Beside this, access of staircase from First floor to upper floor has been sealed at 01 point.

The photographs taken during the aforementioned demolition/sealing action are also annexed herewith as Annexure - R - 8 (Colly).

*viii) After taking the aforementioned demolition/sealing action, a letter 13/05/2025 has also been sent to concerned SHO, PS Mehrauli, New Delhi with the request to direct the area patrolling staff to keep strict vigil at the property so that the demolished portion may not be restored/re-constructed/repared and the seals affixed by the department may not be tampered with. Copy of the said letter is also annexed herewith as **Annexure - R - 9**.*



B. Plot No. 3 Opposite to 895-C, Ward No. 8, Sunrise Apartment, Mehrauli, New Delhi.

xxx xxx xxx

vi. Pursuant to demolition/sealing orders already passed in respect of this property, the Building Department-II of South Zone/MCD has also tried/taken/carried out the necessary demolition/sealing action as per details given herein below:

S.No.	Date of Action	Action taken
1.	11/04/2025	Upon availability of police force, 02 RCC panels of balcony at each floor roof of Stilt floor roof, Ground floor roof and First floor roof (06 panels) have been demolished / cut down and 02 RCC panels at have also been demolished / cut down at each floor roof of Ground floor and First floor roof.
2.	22/04/2025	Action could not be taken due to shortage of time.

The photographs taken during the aforementioned demolition are also annexed herewith as **Annexure-R -15 (Colly)**.

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C. Property Right side First Plot Opposite to Sunrise Apartment in



Khasra No. 895C, Ward No. 8, Mehrauli, New Delhi.

xxx xxx xxx

v. Pursuant to demolition orders already passed in respect of this property, the Building Department-II of South Zone/MCD has also taken/carried out the necessary demolition/sealing action as per details given herein below:

S.No.	Date of Action	Action taken
1.	22/04/2025	Upon availability of police force, 06 RCC panels have been demolished / cut down at Stilt floor roof and 05 RCC panels demolished / cut down at Ground floor roof and 03 nos. of balcony RCC panels have also been demolished / cut down at each floor roof of Stilt floor and Ground floor roof.
2.	28/04/2025	Upon availability of police force, 02 nos. of panels have been demolished at Basement level and



		reinforcement bars cut down with the help of gas cutter.
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The photographs taken during the aforementioned demolition are also annexed herewith as **Annexure- R- 21 (Colly)**.

x) After taking the aforementioned demolition/sealing action, a letter dated 23/04/2025 and 28/04/2025 has also been sent to concerned SHO, PS Mehrauli, New Delhi with the request to direct the area patrolling staff to keep strict vigil at the property so that the demolished portion may not be re-stored/reconstructed/repared. Copy of the letter as sent in this regard is also annexed herewith as **Annexure- R- 22 (Colly)**.

xxx xxx xxx”

5. Additionally, action has also been taken in the property, i.e., *Last Plot of Right Side Opposite to Sunrise Apartment in Khasra No. 895C, Ward No. 8, Mehrauli, New Delhi* and *Last Plot of Left Side Opposite to Sunrise Apartment in Khasra No. 895C, Ward No. 8, Mehrauli, New Delhi*, details of which have also been given in the Status Report.
6. Considering the aforesaid detailed Report, no further directions are required to be passed by this Court.
7. However, the MCD is bound to take full action and ensure that the unauthorized construction is completely demolished and that no further unauthorized construction takes place in the properties in question.
8. Accordingly, with the aforesaid directions, the present petitions, along with the pending application, stand disposed of.

MINI PUSHKARNA, J

AUGUST 1, 2025/KR