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

+ W.P.(C) 4312/2025

MOHD ZUHAID ALAM

.....Petitioner

Through: Mr. Ishan Sanghi and Ms. Poorvashi
Kalra, Advocates

versus

MUNICIPAL CORPORATION OF DELHI

.....Respondent

Through: Mr. Kapil Datta, Advocate for MCD
(M:9811135509)
Mr. Vipin Nandwani, Advocate for R-
3/4 (M:9899299404)
Ms. Anju Gupta, Mr. Bhuvan Goel,
Advocates for R-6 (M:9654169406)

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

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15.12.2025

1. Status Report has been filed on behalf of the Municipal Corporation of Delhi ("MCD"). As per the said Status Report, speaking orders dated 12th June, 2025, have been passed with respect to two properties viz. property No. G-50/8, Zaika Restaurant, 40 Foota Road, Shaheen Bagh, New Delhi and property No. G-50/9, Zahra Restaurant, 40 Foota Road, Shaheen Bagh, New Delhi.

2. As per the speaking orders, there is unauthorized construction in the properties in question. However, the said unauthorized construction is protected under the National Capital Territory of Delhi Laws (Special Provisions) Second (Amendment) Act, 2023 ("Delhi Special Laws"). Thus, it is the case of the MCD that demolition action against the protected



unauthorized construction will remain suspended till 31st December, 2026, during the pendency of the aforesaid Delhi Special Laws.

3. Learned counsel for the petitioner disputes the aforesaid protection as granted to the properties.

4. If that be the case, the petitioner is at liberty to challenge the speaking order dated 12th June, 2025, passed by the MCD.

5. MCD is enjoined upon to take action against the properties in question, in accordance with law.

6. With the aforesaid directions, the present writ petition is accordingly, disposed of.

MINI PUSHKARNA, J

DECEMBER 15, 2025/au