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

+ **W.P.(C) 5339/2025**

NET RAM

.....Petitioner

Through: None.

versus

MUNICIPAL CORPORATION OF DELHI & ORS.Respondents

Through: Mr. Abhinav Singh and Ms. Bharti
Yadav, Advocates
Mob: 8505903191
Email:
bhartiyadav24092001@gmail.com
Mr. Atin Chadha and Mr. Gulshan
Koli, Advocates for property owner-
Mr. Deep Chand Koli
Mr. Arjun Mahajan, SC with Mr.
Apoorv Upmanyu and Mr. Harsh
Vashist, Advocates for STF
Mob: 9899215738
Mr. Balendu Shekhar, Advocate for
DPCC

CORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER
26.11.2025

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This Case is taken up today, as 25th November, 2025, was declared as a holiday.

1. None appears for the petitioner when the matter is called out.
2. A Status Report dated 20th November, 2025, has been filed on behalf of the Municipal Corporation of Delhi ("MCD"), relevant portions of which,



read as under:

“xxx xxx xxx

4. That in furtherance of previous status/action taken report dated 30/07/2025, it is submitted that as per fixed schedule the demolition/sealing squad of Building Deptt., Najafgarh Zone was reached Police Station Palam on 08/08/2025 for taking/umad sufficient police force. But referring to Independence Day arrangements, the concerned police station expressed its inability to provide police force, vide their GD No.81 dated 08/08/2025 regarding non-availability of police force. A photocopy of GD No.81 dated 08/08/2025 issued by concerned police station regarding non-availability of police force is annexed herewith as

Annexure-A.





5. That beside above, the demolition/sealing qua the impugned property was again fixed by the Department for 09/09/2025 as well as for 01/10/2025 and as per fixed program, the demolition/sealing squad was reached at impugned property i.e. P.No.RZ-350-M/2, Raj Nagar, Part-II, Palam Colony, New Delhi on 09/09/2025 along with police force from PS Palam on both occasions. But on 09/09/2025 and 01/10/2025 the impugned property was found residentially occupied, despite the Vacation Notices were already issued vide Notice No.EE(B)NGZ/25/D-8/33 dated 23/04/2025 and No.EE(B)NGZ/25/D-8/229 dated 01/08/2025. Concerted efforts made by the available police staff and answering Department, but despite making all efforts to have the premises vacated, the impugned premises could not be vacated. Hence, on 09/09/2025 and 01/10/2025 the proposed demolition/sealing action could not succeed.
6. That in addition to above, further it is imperative to submit before this Hon'ble Court that meanwhile the Appellant has filed an Appeal bearing No.668/2025 before the Hon'ble Appellate Tribunal:MCD. In this Appeal, the Hon'ble Tribunal vide its order dated 16/10/2025 has restrained the MCD from taking any coercive action qua the property in question. A copy of the above quoted orders of Hon'ble Tribunal dated 16/10/2025 is annexed herewith as **Annexure-B** and the operative paras of this order are given as below:-



"Put up for arguments on interim application(s) and appeal on 12/02/2026.

Till next date of hearing, no coercive action be taken against the property of appellant in pursuance to the rejection of the regularization order dated 25/07/2025."

7. That further action will be taken by the answering Respondent/ MCD as per the provisions of DMC Act and as per prevailing laws.

3. Perusal of the aforesaid Status Report shows that Demolition Order already stands passed against the property in question, i.e., property bearing No. RZ-F-350-M (Old No. 129-130), Village Palam Colony, Raj Nagar, Part-II, New Delhi.

4. It is further to be noted that the owner/occupier of the property in question has already filed an appeal bearing No. 668/2025, before the Appellate Tribunal MCD ("ATMCD"), wherein, *vide* order dated 16th October, 2025, the MCD has been restrained from taking any coercive action *qua* the property in question. The next date before the ATMCD is 12th February, 2026.

5. Accordingly the MCD is directed to take requisite action against the property in question, subject to any orders that may be passed by the ATMCD.

6. No further orders are required to be passed in the present writ petition.

7. The present writ petition is accordingly disposed of.

MINI PUSHKARNA, J

NOVEMBER 26, 2025/SK