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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ W.P.(C) 6456/2025 & CM APPL. 29394/2025, CM APPL.
29395/2025
SHABNAMPetitioner

Through: Mr. Satya Bhushan, Advocate
M:9810631754

versus

MUNICIPAL CORPORATION OF DELHI AND ANR.

.....Respondents
Through: Mr. Vikas Chopra, SC with Mr.
Neeraj Kumar and Ms. Khushi,
Advocates
Mr. Shoaib Akhtar and Mr. Virender,
Advocates for R-2

CORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER
% **15.05.2025**

1. The present writ petition has been filed for directing the respondent no.1/Municipal Corporation of Delhi ("MCD"), to take action against illegal unauthorized construction being raised by respondent no.2 at property, i.e., *property/Plot No.T-146/6/1, area measuring 300 sq. yds., Khasra No.68, situated at Village Kilokari, Chowk Hari Nagar, Ashram, Jagannath Market, Mathura Road, New Delhi.*
2. *Per contra*, learned counsel appearing for the respondent no.1/MCD, on advance notice, has handed over a copy of the letter dated 21st April,



2025, by which the existing construction in the property at basement, stilt and ground floor to second floor, has been regularized.

3. The said letter dated 21st April, 2025 reads as under:-


MUNICIPAL CORPORATION OF DELHI
BUILDING DEPARTMENT : CENTRAL ZONE
JAL VIHAR : LAJPAT NAGAR
NEW DELHI

No. D/24 /AE(B)-II/CNZ/2025 Dated : 21/04/2025

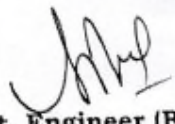
Smt. Seema Sultan,
934, Haveli Azam,
Jama Masjid, Chitli Quber,
Chandni Chowk, Delhi-110006.

Subject:- Regularization of existing structure of Property No. T-146/6/1, Khara No. 68, Ashram, Jagat Nath Market, New Delhi.

File No. 54/B/UCR/CNZ/2024 dated 26.06.2024.

Sir,

In the subject cited matter, it is to certify that existing construction at Basement, Stilt, Ground Floor to Second Floor of Property No T-146/6/1, Khara No. 68, Ashram, Jagat Nath Market, New Delhi has been regularized by this department vide file No. 54/B/UCR/CNZ/2024 dated 26.06.2024 after realization of an amount of Rs. 28,000/- towards compounding fee vide G-8 receipt No. EDK3600218 dated 09.04.2025. Accordingly, Regularization Plan of the subject property is being released and the same is enclosed herewith.

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Asstt. Engineer (Bldg.)-II
Central Zone

4. At this stage, learned counsel appearing for the petitioner submits that there is further unauthorized construction existing on the third floor, as well.

5. If that be a case, it is directed that against any unauthorized



construction, which is existing beyond the construction that has been regularized, due action shall be taken by the respondent no.1/MCD, in accordance with the law.

6. Learned counsel appearing for the respondent no.2, at this stage, submits that respondent no.2 has filed a further application with the respondent no.1/MCD, for additional construction/alteration. The aforesaid statement, is taken note of.

7. In case, the petitioner is aggrieved by the aforesaid regularization order passed by the respondent no.1/MCD, the petitioner is at liberty to seek her remedy, in accordance with law.

8. With the aforesaid directions, the present writ petition, alongwith the pending applications, is disposed of.

MINI PUSHKARNA, J

MAY 15, 2025/akr