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

+ W.P.(C) 7986/2025

JATINDER PAL SINGH & ANR.

.....Petitioners

Through: Mr. M.S. Bammi, Mr. Akshay Yadav,
Ms. Lovee Tyagi, Mr. Vikas Singh
and Ms. Meenakshi Tyagi, Advs.

versus

THE COMMISSIONER MCD OF DELHI & ORS.Respondents

Through: Ms. Deepika Kumari, adv. for R-1
Mr. Gaganmeet Singh Sachdeva, Mr.
Harshpreet Singh Chadha and Mr.
Hridyesh Khanna, Advs. for STF
Mr. Ashish U., Advs. for R-5 & 6

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

17.12.2025

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1. The present writ petition has been filed seeking directions to restrain the respondent nos. 5 and 6, from carrying out illegal construction on the third floor of property, i.e., *BG-7/138, Paschim Vihar, New Delhi-110063*.
2. Today, learned counsel appearing for the Municipal Corporation of Delhi ("MCD"), has handed over copy of a latest Status Report which was filed yesterday, i.e., 16th December, 2025. The said Status Report is taken on record.
3. Relevant portions of the said Status Report read as under:



“xxx xxx xxx

3. That in continuation of earlier report filed, it is further submitted that during the course of hearing, the owner of Third Floor of Property bearing No. BG-7/138, Paschim Vihar, New Delhi submitted that he has applied for regularization of Third Floor through online mode and the department should consider the same.
4. That after scrutiny of the regularization application submitted by owner of Third Floor some deficiencies were noticed. Accordingly, an Invalid Notice (I/N) was issued by the department on 21.11.2025 thereby, directing the owner to remove the deficiencies for processing the application for regularization.
5. That consequently the owner of Third Floor has submitted certain documents in compliance of Invalid Notice (I/N) dated 21.11.2025. Upon scrutiny by the department it was noticed that still there are certain deficiencies which are required to be complied by the owner. Accordingly, another Invalid Notice (I/N) dated 09.12.2025 has been issued by the department thereby, directing the owner to remove the deficiencies for processing the application for regularization. The reply of the second Invalid Notice (I/N) is still awaited.
6. That it is further pertinent to mention that on the request of the owner(s) of First Floor & Second Floor, the department has afforded personal hearing to them. During course of hearing on 13.11.2025 the owner of First Floor & Second Floor submitted that he has filed an objection against regularization of Third Floor of aforesaid property in the department through Dak and requested that before processing the file for regularization of Third Floor, the department should consider his objection also.
7. That subsequently the department has sent the file for legal opinion with regard to objection filed by the owner of First Floor & Second Floor. The same is awaited.

xxx xxx xxx”



4. Perusal of the aforesaid Status Report shows that the owner of third floor of the property in question, has already applied for regularization of the third floor of the property in question, for which hearing is being granted to the said party.
5. At this stage, learned counsel appearing for the petitioners submits that the petitioners seek to raise certain objections against the said regularization application filed on behalf of respondent no. 5 herein.
6. Learned counsel appearing for the petitioners further submits that the petitioners be also permitted to file regularization application with the MCD, if needed.
7. Liberty is so granted. The petitioners are also at liberty to file an application before the MCD, for regularization of their property.
8. As and when, such application is received by the MCD, the same shall be considered by the MCD, in accordance with law.
9. Learned counsel appearing for the MCD submits that the MCD shall grant hearing to the petitioners with respect to the aforesaid application and also with regard to the objections of the petitioners against the regularization application of respondent no. 5.
10. Accordingly, it is directed that the MCD shall consider the regularization application of respondent no. 5, in accordance with law. Due hearing shall be granted to respondent no. 5, at the time of considering the application for regularization.
11. Further, considering the submissions made before this Court, the petitioners shall also be allowed to appear before the MCD and raise



their objections with regard to the application of respondent no. 5.

12. The MCD shall duly consider the objections of the petitioners and pass a Speaking Order thereon.

13. If any party is aggrieved by any order passed by the MCD, their rights to seek remedies in accordance with law, is reserved.

14. Rights and contentions of the parties are left open.

15. With the aforesaid directions, the present writ petition stands disposed of.

MINI PUSHKARNA, J

DECEMBER 17, 2025/KR