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

+ **CONT.CAS(C) 1248/2024**

LA TROPICANA RESIDENTS ASSOCIATIONPetitioner

Through: Mr. Abhishek Sharma, Av. with Mr.
Mukesh Gupta, Vice President of
LTRA

versus

**PARSVNATH LANDMARK DEVELOPERS
PRIVATE LIMITED & ORS.Respondents**

Through: Mr. Rajat Joneja & Mr. Manoranjan
Sharma, Adv. for R-1 to 4.
Mr. Abhinav Singh, Adv. for R-6 &
7/Delhi Fire Services.
Mr. C.L. Meena, Assistant Divisional
Officer, Fire Department.

CORAM:

HON'BLE MR. JUSTICE AMIT SHARMA

ORDER
08.09.2025

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1. This hearing has been done through hybrid mode.
2. The present petition under Section 12 of the Contempt of Courts Act, 1971 seeks the following prayers:-

“a. Initiate contempt proceedings against the Contemnor No. 1 to 4 for wilful breach of the undertaking which is recorded in the Order dated 07.02.2024 in W.P. (C) No. 1216/2024;
Pass any such other order(s) as may be deemed fit and proper under the facts and in the circumstances of the case.”

3. During the course of proceedings in the present petition, *vide* order dated 01.08.2025, this Court had passed the following order:-

“2. In pursuance of the order passed on 19.05.2025 the learned



counsel appearing on behalf of the Fire Department has handed up in Court today a communication dated 01.08.2025 addressed to respondent no. 1 and a copy of the same has been supplied to the learned counsel for the parties. In the said communication, it has been recorded that there are two short comings which are to be complied with before an NOC can be granted by the Fire Department. The said shortcomings read as under: -

- “1. The internal road for fire tender movement is provided by solid concrete but some area were seen raw needs to be all around internal road made by concrete.
2. Two continues staircase from ground to terrace floor is required in Tower no- 03.”
3. Learned counsel appearing on behalf of the respondents submits that with respect to shortcoming no. 2, there was an issue with the resident in tower no. 03 which has now been resolved and the requisite stair case shall be constructed within a period of 10 days. He further submits that shortcoming no. 1 shall also be complied with before the next date of hearing. Let the same be done before the next date of hearing.”

4. Thereafter on 20.08.2025, it was pointed out that on an inspection by the officer concerned of the department on 06.08.2025, the internal road for fire tender movement has not been provided as some part of the road needs to be made of concrete, all around the building blocks.

5. In view thereof, respondents were directed to remain present in Court on the next date of hearing, *i.e.*, 28.08.2025 and on 28.08.2025, following order was passed: -

“2. In pursuance of order dated 20.08.2025, respondent no. 2 appears through video conferencing and respondent Nos. 3 and 4 are present in Court today.

3. Learned counsel appearing on behalf of the respondent Nos. 1 to 4 submits that work on the internal roads stands completed. It is submitted that there was a delay on account of prevalent rains in the city and the communication regarding the completion of the work has been given to the Office of Delhi Fire Service vide letter dated



28.08.2025. The said letter has been handed up in Court today and the same is taken on record.

4. Learned counsel appearing on behalf of Delhi Fire Service submits that the status report with regard to the aforesaid shall be placed on record before the next date of hearing.

5. List on 08.09.2025 at 03:30 PM.

6. The concerned personnel of Delhi Fire Department and concerned Officer of respondent No. 1, who is to look after the construction shall remain present in Court on the next date of hearing.”

6 Learned counsel appearing on behalf of the respondent/Fire department, on instructions of Mr. C.L. Meena, Assistant Divisional Officer, Delhi Fire Services, submits that inspection has been carried out and the same is found to be satisfactory. It is pointed out that on account of intervening holidays, the formal no objection could not be issued and the same would be issued within a period of three days from today.

7. In view of the aforesaid statement, learned counsel for the petitioner does not wish to press this petition and the same is disposed of as not pressed.

8. Pending applications, if any, also stand disposed of accordingly.

AMIT SHARMA, J

SEPTEMBER 08, 2025/nk