



2025:DHC:9295



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

% **Date of Decision: 15th October, 2025**

+ CONT.CAS(C) 1151/2025

BRAHAM PRAKASH

.....Petitioner

Through: Mr. Bharat Tyagi, Mr. Hitendra Kumar, Mr. Sourav Tyagi, Mr. Rajneesh Tyagi, Mr. Rajat Tomar and Ms. Nidhi Bhardwaj, Advocates
Mob: 9911770721

Email:

advocatebharattyagi@gmail.com

versus

MUNICIPAL CORPORATION OF DELHI AND ORS.

.....Respondents

Through: Mr. Vijay Joshi, CGSC and Mr. Shubham Chaturvedi, Advocate for R-3

Mr. Puneet Yadav, Advocate for Delhi Police

Mob: 9999388384

Email:

puneetyadavadvocate@gmail.com

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+ W.P.(C) 6852/2025 & CM APPL. 65220/2025, CM APPL. 65221/2025, CM APPL. 65222/2025

SH. BRAHAM PRAKASH

.....Petitioner

Through: Mr. Bharat Tyagi, Mr. Hitendra Kumar, Mr. Sourav Tyagi, Mr. Rajneesh Tyagi, Mr. Rajat Tomar and



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Ms. Nidhi Bhardwaj, Advocates
Mob: 9911770721
Email:
advocatebharattyagi@gmail.com

versus

MUNICIPAL CORPORATION OF DELHI AND OTHERS

.....Respondents

Through: Mr. Puneet Yadav, Advocate for
Delhi Police
Mob: 9999388384
Email:
puneetyadavadvocate@gmail.com
Ms. Shobhana Takiar, SC for DDA
with Mr. Kuljeet Singh, Advocate
Mr. Rajesh Yadav, Sr. Advocate with
Mr. V.P. Rana, Mr. Bhuvan and Ms.
Annu Sharma, Advocates for
applicants
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vpranalegalassociates@gmail.com
Mr. Deepak Singh, Advocate for R-4
and R-5
Mob: 9315829565
Email:
advdeepaksinghofficial@gmail.com

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+ W.P.(C) 9018/2025 & CM APPL. 52045/2025, CM APPL.
65188/2025

AKHILESH KUMAR & ANR.

.....Petitioners

Through: Mr. Deepak Singh, Advocate
Mob: 9315829565



2025:DHC:9295



Email:
advdeepaksinghofficial@gmail.com

versus

MUNICIPAL CORPORATION OF DELHI & ORS.Respondents

Through: Mr. Chetanya Puri, CGSC for R-3
Ms. Shobhana Takiar, SC for DDA
with Mr. Kuljeet Singh, Advocate
Mr. Abhishek Gupta, Advocate for
DDA
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Mr. Bharat Tyagi, Mr. Hitendra
Kumar, Mr. Sourav Tyagi, Mr.
Rajneesh Tyagi, Mr. Rajat Tomar and
Ms. Nidhi Bhardwaj, Advocates for
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Mr. Rajesh Yadav, Sr. Advocate with
Mr. V.P. Rana, Mr. Bhuvan and Ms.
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applicants
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Mr. Vikas Chopra, SC for MCD with
Mr. Neeraj Kumar, Advocate
Mob: 9212036118
Email: chopra.company@gmail.com

Signature Not Verified

Digitally Signed
By: HARIOM SHARMA
Signing Date: 17.10.2025
20:14:35



CORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA

MINI PUSHKARNA, J. (Oral):

1. W.P.(C) 6852/2025 has been filed seeking directions to respondent nos. 1 to 3 for taking action against the unauthorized and illegal construction upon the agricultural land, area falling in *Khasra Nos. 120, 121/1 and 130, situated in revenue estate of Village Siraspur, Delhi-110042*, being carried out by respondent nos. 4 and 5.
2. W.P.(C) 9018/2025 has been filed seeking directions to respondent nos. 1 to 3 for taking action against the illegal and unauthorized construction being raised by respondent no. 4 over the entire land falling in *Khasra Nos. 72 and 89, situated in revenue estate of Village Siraspur, Delhi-110042*.
3. This Court notes that *vide* order dated 17th September, 2025, this Court had recorded that a Demolition Order has already been passed with respect to the unauthorised construction on the lands, which are subject matter of the present writ petitions.
4. The relevant portion of the order dated 17th September, 2025, is reproduced as under:

"1. Learned counsel for the respondent-Delhi Development Authority ("DDA") submits that reply on their behalf shall be filed, within a period of one week.

2. Learned counsel for the petitioner hands over a copy of the Order dated 11th September, 2025 issued on behalf of DDA, which reads as under:



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DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DY. DIRECTOR (LM) NORTH ZONE,
LSC, LU-BLOCK, PITAM PURA: DELHI,
Tel. Ph. 011-27347363

No. DA04(68)2024/LM/NZ/
DA04(65)2023/LM/NZ-762
Owner/Builder
Kb. No 120, 121, 130, 72, 89 & adjoining khasras
Village-Sirgaup, Delhi

17/
Dated 11/09/2025

Order For Sealing-Cum-Demolition Under Section 30(1), 31(1) and Section 31-A
Of The Delhi Development Act, 1957

WHEREAS you have carried out put-up unauthorized & illegal construction/development in the form of boundary walls, etc at land bearing Khasra Nos 120, 121, 130, 72, 89 & adjoining khasras in Village Sirgaup, Delhi.

AND WHEREAS the entire aforesaid land forms part of the Development Area Zone P-II duly declared as such under Section 12 (1) of Delhi Development Act, 1957.

AND WHEREAS through Show-Cause Notice dated 29.08.2025 issued under Section 30 (1), Section 31 (1) and Section 31-A of the Delhi Development Act, 1957, you were given a proper opportunity of being heard and submitting your reply against the passing of Order for demolition/sealing/stopping the aforesaid construction.

AND WHEREAS you have failed to submit any sort of permission/sanction from the Competent Authority allowing you to put-up construction at the aforesaid land and have also failed to submit any document to show that the aforesaid construction is legal or authorized.

Hence, it stands established that the entire construction/development put-up at the aforesaid land is unauthorized & illegal and you have failed to submit any sufficient cause against the issuance of Order for stopping, removing and sealing the aforesaid construction at the aforesaid land.

Accordingly, you and any other person in occupation of the aforesaid land, are hereby directed to immediately stop the ongoing construction and to demolish the entire construction put-up at Site within a period of seven days from the date of issuance of this Order.

Please take notice that, if you fail to comply with this Order, the undersigned shall seal the premises and shall cause the erection to be demolished and the expense of such demolition shall be recovered from you as arrears of land revenue.

It is also ordered to vacate the structures within seven days from the date of issuance of this notice. If you don't vacate the structures within the stipulated time, the lock will be broken and structures will be demolished, as per the provisions of the Delhi Development Act, 1957 without any further intimation/notice.

Executive Officer (DA)

xxx xxx xxx”

5. Today, applications have been filed on behalf of the applicants namely, Mr. Atul Aggarwal and Mr. Anuj Kumar Jain, being *CM APPL. 65220/2025* in *W.P.(C) 6852/2025* and *CM APPL. 65188/2025* in *W.P.(C)*



9018/2025.

6. Learned Senior Counsel appearing for the applicants submits that neither the petitioner, nor respondent no. 4, are the owners of the lands in question. He submits that it is the applicants, who are the owners of the lands in question.

7. Learned Senior Counsel appearing for the applicants relies upon two sale deeds dated 14th November, 2024, executed in favour of the applicants by the predecessor-in-interest of the lands in question, i.e., Sh. Gajinder Yadav.

8. The sale deed dated 14th November, 2024, executed in favour of Mr. Anuj Kumar Jain, describes the land in respect of which sale deed has been executed in favour of Mr. Anuj Kumar Jain, as under:

“xxx xxx xxx

WHEREAS the VENDOR is/are the absolute lawful owner and in absolute physical possession of 23.5/475 SHARE IN AGRICULTURE LAND MEASURING 23-BIGHAS, 15-BISWAS, OUT OF KHASRA Nos.72 (4-16), 89 (4-16), 120 (4-16), 121/1 (4-11), 130 (4-16), SITUATED IN THE REVENUE ESTATE OF VILLAGE SIRASPUR, DELHI-110042, (hereinafter called the Land).

xxx xxx xxx”

9. The other sale deed dated 14th November, 2024, executed in favour of Mr. Atul Kumar Gupta, Mr. Nitin Rana and Mr. Yogesh Maheshwari, wherein, details of the land in respect of which sale deed has been executed in their favour, is reproduced as under:

“xxx xxx xxx



WHEREAS the VENDOR is/are the absolute lawful owner and in absolute physical possession of 18/475 SHARE IN AGRICULTURE LAND MEASURING 23-BIGHAS, 15-BISWAS, OUT OF KHASRA Nos.72 (4-16), 89 (4-16), 120 (4-16), 121/1 (4-11), 130 (4-16), SITUATED IN THE REVENUE ESTATE OF VILLAGE SIRASPUR, DELHI-110042, (hereinafter called the Land).

xxx xxx xxx”

10. Learned Senior Counsel appearing for the applicants submits that though Mr. Atul Aggarwal is also one of the owners with respect to certain portion of lands in question, however, inadvertently sale deed in his favour has not been placed on record and thus, has handed over a copy of another sale deed dated 14th November, 2024 to this Court, which is taken on record.

11. As per the aforesaid sale deed dated 14th November, 2024, in favour of Mr. Atul Aggarwal, the details of the land under the ownership of Mr. Atul Aggarwal, are as follows:

“xxx xxx xxx

WHEREAS the VENDOR is/are the absolute lawful owner and in absolute physical possession of 23.5/475 SHARE IN AGRICULTURE LAND MEASURING 23-BIGHAS, 15-BISWAS, OUT OF KHASRA Nos.72 (4-16), 89 (4-16), 120 (4-16), 121/1 (4-11), 130 (4-16), SITUATED IN THE REVENUE ESTATE OF VILLAGE SIRASPUR, DELHI-110042, (hereinafter called the Land).

xxx xxx xxx”

12. Learned Senior Counsel appearing for the applicants in the aforesaid applications submits that since the applicants are the owners of the aforesaid lands, they are within their rights to carry out construction with respect to godowns as the same is allowed in urbanized villages under the Master Plan for Delhi (“MPD-2021”).



13. Learned Senior Counsel appearing for the applicants submits that the village in question has already been urbanized on 16th May, 2017.

14. Thus, it is submitted that the applicants, being the owners of the aforesaid lands in question, are entitled to construct godowns thereon. Thus, he submits that the applicants shall approach the Delhi Development Authority (“DDA”) for the purposes of regularization of the construction.

15. Learned counsel appearing for DDA submits that a Demolition Order has already been passed on behalf of the DDA and it is only after the passing of the Demolition Order by the DDA that the aforesaid sale deeds have been executed in favour of the applicants. She further submits that the present petitions show that there are civil disputes between the parties, wherein, the respective parties are claiming rights over the lands in question.

16. She, thus, submits that the parties ought to approach the Civil Court, as far as their dispute with regard to ownership of the lands is concerned.

17. Learned counsel appearing for the DDA in *W.P.(C) 6852/2025 & W.P.(C) 9018/2025* has handed over the respective counter affidavits filed on behalf of DDA, which are taken on record.

18. Learned counsel appearing for the DDA submits that the area in question was declared as a “*Development Area*” vide notification dated 10th September, 2021, issued under Section 12 of the Delhi Development Act, 1957 (“DD Act”). Thus, it is submitted that any construction or activity carried on the land is subject to the control and regulation of the DDA.

19. It is further submitted on behalf of the DDA that as violations were noticed on the lands in question, Show Cause Notices under Section 30 of the DD Act have already been issued by the DDA, thereby, invoking the statutory powers to prevent the unauthorised/illegal development in the area



in question, pursuant to which, Demolition Orders have also been passed by the DDA.

20. At this stage, learned Senior Counsel appearing for the applicants submits that though Show Cause Notices and Demolition Orders are stated to have been issued by the DDA, however, since the applicants are the owners of the lands in question, no specific Show Cause Notice or Demolition Order has been received by them.

21. He, thus, submits that the DDA ought to follow the procedure as prescribed under Section 30 of the DD Act.

22. However, *per contra*, learned counsel appearing for the DDA submits that the Show Cause Notices as well as the Demolition Orders were duly pasted at site and that the respective owners of the land are fully aware of the orders having been passed by the DDA.

23. Having heard learned counsels appearing for the parties, this Court is of the view that as the present petitions have been filed only *qua* the issue of unauthorized construction, this Court would not go into the issue as regards the ownership or title of the lands in question.

24. Accordingly, the respective parties are directed to approach the Civil Court, in case of any dispute they wish to raise as regards the title and ownership of the lands in question.

25. As regards the DDA, this Court notes that in *W.P.(C) 6852/2025*, a Show Cause Notice was issued by the DDA on 06th November, 2023, which is reproduced as under:



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DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DY. DIRECTOR (LM)/NORTH ZONE,
LSC, LU-BLOCK, PITAMPURA: DELHI,

File No. DADY (63)23 /LM/NZ- 863
Tel. Ph. 011-27347363

Dated 06/11/2023

To

Owner/Builder
Kh. no. 79, 88, 89, 72, 120, 121, 130
Village - Siraspan
Delhi

SHOW CAUSE NOTICE UNDER SECTION 30(1) AND UNDER SECTION 31-A AND
ORDER UNDER SECTION 31(1) OF THE DELHI DEVELOPMENT ACT, 1957

Whereas you have commenced/are carrying on/have completed the Erection of a building consisting of Unauthorized Construction at Kh-no. 79, 88, 89, 72, 120, 121, 130 and situated at Village Siraspan within the Development Area/Zone Zone P-I declared under section 12 (1) of the DDA Act, without any prior permission of the Delhi Development Authority as required under Section 12 (1) of the aforesaid Act.

You are hereby given an opportunity to show cause to the undersigned in his office situated at Pitampura Delhi on 20.11.2023 at 2:30 PM as to why an order for sealing cum demolition of the aforesaid building under section 31-A and 30(1) of the aforesaid act be not made. You can appear personally or through duly authorized agent and bring all your evidence in support to your objection, if any to this notice. The matter will be decide ex-parte if you fail to appear or show cause on the said date.

And under provision of Section 31 (1) of the aforesaid Act, you are hereby also ordered to discontinue the building operation in relation to the said erection with immediate effect.



Development Area: North Zone

Signature Not Verified

Digitally Signed
By: HARIOM SHARMA
Signing Date: 17.10.2025
20:14:35



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26. Further, the DDA issued an order for sealing-cum-demolition on 14th November, 2024, which is reproduced as under:

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DY. DIRECTOR (LM)/NORTH ZONE,
LSC, LU-BLOCK, PITAM PURA, DELHI,
Tel. Ph. 011-27347363

No. DDA(65) 2023/LM/NZ/ 889 Dated 14/11/2024

To
Owner/Builder
Kh. No. 79, 88, 89, 72, 120, 121, 130
Village - Siraspur
New Delhi.

ORDER FOR SEALING-CUM-DEMOLITION OF BUILDING UNDER SECTION 30(1) AND 31 (A) OF THE DELHI DEVELOPMENT ACT, 1957.

WHEREAS you have commenced/are carrying on/have completed the unauthorized/illegal construction in the form of boundary walls/ rooms/ erection of building at Kh. No. 79, 88, 89, 72, 120, 121, 130 situated at village Siraspur within the Development Area declared under section 12 (1) of Delhi Development Act, 1957.

AND WHEREAS you have been given an opportunity to be heard and show cause on 20.11.2023 by pasting/serving of the notice on your premises on 15.11.2023 as to why an order for demolition/sealing of the aforesaid erection be not made?

AND WHEREAS you have failed to show cause/you have not shown sufficient cause against the issue of such order as no substantial documents have been submitted by you or your representations, which proves that the said construction is legal & authorized. You are hereby required to demolish the aforesaid erection within a period of five days from the date of this order.

Please take notice that if you fail to comply with this order, the undersigned may seal the premises or may cause the erection to be demolished and the expense of such demolition shall be recoverable as arrears of land revenue. It is also ordered to vacate all the structures within five days from the issuance of this notice. If you don't vacate the structures within the stipulated time, the lock will be broken and structures will be demolished, as per DD Act, 1957 without further intimation/notice.

Executive Officer (DDA) North Zone



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27. Subsequently, the DDA has also undertaken partial demolition action, photographs of which are on record.

28. As regards *W.P.(C) 9018/2025*, this Court notes that DDA had issued a Show Cause Notice dated 03rd January, 2025, which is reproduced as under:

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DY.DIRECTOR (LM) NORTH ZONE,
LSC, LU-BLOCK, PITAM PURA, DELHI,
Tel. Ph. 011-27347363

File No. DM/04(68)2024/100/22/10 Dated 03/01/2025

To owner/Builder
Kh. no. 72, 131 + adjoining Khairas
village - Sirsapur
Delhi.

SHOW CAUSE NOTICE UNDER SECTION 30(1) AND UNDER SECTION 31-A AND ORDER UNDER SECTION 31(1) OF THE DELHI DEVELOPMENT ACT, 1957

Whereas you have commenced/are carrying on/have completed the Erection of a building consisting of boundary walls in shape of godown
between Kh. no. 72, 131 + adjoining Khairas
and situated in Sirsapur within the Development Area Zoned P-I declared under section 12 (1) of the DDA Act, without any prior permission of the Delhi Development Authority as required under Section 12 (1) of the aforesaid Act.

You are hereby given an opportunity to show cause to the undersigned in his office situated at Pitampura Delhi on 20/01/2025 at 2:30 PM as to why an order for sealing cum demolition of the aforesaid building under section 31-A and 30(1) of the aforesaid act be not made. You can appear personally or through duly authorized agent and bring all your evidence in support to your objection, if any to this notice. The matter will be decide ex-parte if you fail to appear or show cause on the said date.

And under provision of Section 31 (1) of the aforesaid Act, you are hereby also ordered to discontinue the building operation in relation to the said erection with immediate effect.


Executive Officer
Development Area: North Zone

Signature Not Verified

Digitally Signed
By: HARIOM SHARMA
Signing Date: 17.10.2025
20:14:35



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29. The aforesaid Show Cause Notice was followed by another Show Cause Notice dated 29th August, 2025, which is reproduced as under:

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DY DIRECTOR (LM)/NORTH ZONE,
LSC, LU-BLOCK, PITAM PURA: DELHI,
Tel. Ph. 011-27347363**

File No. DA04 (68) 2024/LM/NZ

DA04(65) 2023/LM/NZ. 716

Dated 29/08/2025

To,

1. Owner/Builder

Kh. No. 120,121,130, 72, 89 & adjoining Khasras
Village – Siraspur, Delhi

2. Sh. Akhilesh Kumar

R/o Kh No 25/14, Gali No 6, Master Mohalla
Libaspur, Delhi -110042

**SHOW CAUSE NOTICE UNDER SECTION 30(1) AND UNDER
SECTION 31-A AND ORDER UNDER SECTION 31(1) OF THE
DELHI DEVELOPMENT ACT. 1957**

Whereas you have commenced/are carrying on/have completed the Erection of a boundary consisting of plotting, boundary walls etc at Kh no 120, 121,130, 72, 89 & adjoining Khasras and situated at



Siraspur within the Development Area/Zone P-I declared under section 12 (1) of the DDA Act, without any prior permission of the Delhi Development Authority as required under Section 12 (1) of the aforesaid Act.

You are hereby given an opportunity to show cause to the undersigned in his office situated at Pitampura Delhi on 10-09-25 at 2:30 PM as to why an order for sealing cum demolition of the aforesaid building under section 31-A and 30(1) of the aforesaid act be not made. You can appear personally or through duly authorized agent and bring all your evidence in support to your objection, if any to this notice. The matter will be decide ex-parte if you fail to appear or show cause on the said date.

And under provision of Section 31 (1) of the aforesaid Act, you are hereby also ordered to discontinue the building operation in relation to the said erection with immediate effect.

Executive Officer

Development Area: North Zone

30. Subsequently, a Sealing-cum-Demolition Order dated 11th September, 2025 has been issued, which is reproduced as under:



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**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DY DIRECTOR (LM)/NORTH ZONE,
LSC, LU-BLOCK, PITAM PURA: DELHI,
Tel. Ph. 011-27347363**

File No. DA04 (65) 2023/LM/NZ/762

Dated 11/09/2025

To,

1. Owner/Builder

Kh. No. 120, 121, 130, 72, 89 & adjoining Khasras

Village – Siraspur, Delhi

**Order For Sealing-Cum-Demolition Under Section 30(1), 31(1)
and Section 31-A Of The Delhi Development Act, 1957**

WHEREAS you have carried out/put-up unauthorized & illegal construction/development in the form of boundary walls, etc at land bearing **Khasra Nos 120, 121, 130, 72, 89 & adjoining khasras in Village Simspur, Delhi.**

AND WHEREAS the entire aforesaid land forms part of the Development Area Zone P-II duly declared as such under Section 12 (1) of Delhi Development Act, 1957.

AND WHEREAS through Show-Cause Notice dated 29.08.2025 issued under Section 30 (1), Section 31 (1) and Section 31-A of the Delhi Development Act, 1957, you were given a proper opportunity of being heard and submitting your reply against the passing of Order for demolition/sealing/stopping the aforesaid construction.



AND WHEREAS you have failed to submit any sort of permission/sanction from the Competent Authority allowing you to put-up construction at the aforesaid land and have also failed to submit any document to show that the aforesaid construction is legal or authorized.

Hence, it stands established that the entire construction/development put-up at the aforesaid land is unauthorized & illegal and you have failed to submit any sufficient cause against the issuance of Order for stopping, removing and sealing the aforesaid construction at the aforesaid land.

Accordingly, you and any other person in occupation of the aforesaid land, are hereby directed to immediately stop the ongoing construction and to demolish the entire construction put-up at Site within a period of seven days from the date of issuance of this Order.

Please take notice that, if you fail to comply with this Order, the undersigned shall seal the premises and shall cause the erection to be demolished and the expense of such demolition shall be recovered from you as arrears of land revenue.

It is also ordered to vacate the structures within seven days from the date of issuance of this notice. If you don't vacate the structures within the stipulated time, the lock will be broken and structures will be demolished, as per the provisions of the Delhi Development Act, 1957 without any further intimation/notice.

Executive Officer
Development Area: North Zone



31. Perusal of the aforesaid Show Cause Notices and the Demolition Orders passed by the DDA, shows that in the absence of specific information as regards the ownership of the land in question, the Show Cause Notices and the Demolition Orders have been issued by the DDA to owner/builder of the respective Khasras.

32. This Court takes note of the submission made by learned Senior Counsel appearing for the applicants in *CM APPL. 65220/2025* in *W.P.(C) 6852/2025* and *CM APPL. 65188/2025* in *W.P.(C) 9018/2025*, that since the said applicants are the owners of the lands in question, they may be granted opportunity of hearing, before any action is taken.

33. This Court also takes note of the submission made by learned Senior Counsel appearing for the applicants that the applicants shall also file an application for regularization of the construction undertaken by the applicants on the lands owned by them before the DDA, since construction of godowns is allowed as per MPD 2021.

34. Considering the submissions made before this Court and considering the fact that the DDA has already taken cognizance of the unauthorized construction over the lands, which are subject matter of the present petitions, it is directed that DDA shall take requisite action against the unauthorized construction, in accordance with law.

35. However, since the applicants in the applications being *CM APPL. 65220/2025* in *W.P.(C) 6852/2025* and *CM APPL. 65188/2025* in *W.P.(C) 9018/2025*, have not been given any hearing or opportunity of filing reply, it is directed that the said applicants shall be granted opportunity of filing reply before the DDA, as well as an opportunity of personal hearing.

36. Accordingly, it is directed that the applicants in *CM APPL.*



65220/2025 in W.P.(C) 6852/2025 and CM APPL. 65188/2025 in W.P.(C) 9018/2025, shall make a representation before the DDA, within a period of three weeks from today, along with the relevant documents.

37. Upon the representation being made by the aforesaid applicants, the said applicants shall be duly granted hearing by the concerned DDA officials, and a speaking order shall be passed therein.

38. The applicants are also granted liberty to file any regularization application before the DDA, which shall be considered by the DDA, in accordance with law.

39. It is clarified that hearing shall be given by the DDA to the applicants in terms of Section 30 of the DD Act.

40. Needless to state, in case, the DDA after hearing the applicants, as aforesaid, comes to a conclusion that unauthorized construction has been carried out by the aforesaid applicants, it shall be at liberty to take action against the said unauthorized construction.

41. In case, the applicants are aggrieved by any decision taken by the DDA, their right to challenge the same is reserved.

42. It is further directed that in case, the aforesaid applicants submit an application to the DDA within a period of two weeks from today, no coercive action shall be taken against the lands of the applicants, as noted above, during the pendency of the proceedings before the DDA.

43. The DDA is also directed to ensure that no further unauthorized construction takes place over the lands, which are the subject matter of the present petitions.

44. Further, the applicants as aforesaid, are restrained from carrying out any further unauthorized construction over the lands in question.



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45. It is clarified that this Court has not expressed any opinion over the issue of right and title of the lands in question.

46. Rights and contentions of all the parties in that regard are kept open.

47. With the aforesaid directions, the present petitions, along with the pending applications, are accordingly disposed of.

MINI PUSHKARNA, J

OCTOBER 15, 2025

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