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

+ **W.P.(C) 14668/2025 & CM APPL. 74834/2025**

SANDEEP DRALL

.....Petitioner

Through: Mr. Shubham Aggarwal, Adv.
(Through VC)

versus

MUNICIPAL CORPORATION OF DELHI

.....Respondent

Through: Mr. Siddharth Mittal, Ms. Shilpa G.
Mittal, Mr. Abhijeet Varshney and
Mr. Sumit K. Sharma, Advs.
Ms. Vidhi Jain, Adv. for MCD

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

28.11.2025

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1. A Status Report has been filed on behalf of the Municipal Corporation of Delhi ("MCD"), the relevant portions of which, read as under:

"xxx xxx xxx

2. That the Hon'ble Court vide its order dated 22/09/2025 directed the answering respondent to file status report against the unauthorized construction at Khasra Nos. 14/24(3-04), 25(2-16), 19/4(4-09), 5(4-09), 6/2(3-08) and 7/1 (3-09), total admeasuring 31 bigha and 15 biswas situated in Village Tikri Kalan, Delhi..

3. That the demolition programme at the initial ongoing stage was taken on 26/09/2025 & 06/11/2025. During the demolition programme construction at the initial stage were demolished. Photographs of the demolition action are annexed as Annexure-R-1.





4. That in compliance of the order dated 19/09/2025 passed by the Hon'ble Court in W.P(C) 13237/2025, it is submitted that, para 10 of the order says, "Thus, this court expects that wherever such a situation arises, where petitions are being filed by the persons, who do not have direct interest in the unauthorized construction being carried out, such status shall be brought to the notice of this court, on the first date itself, by the counsels appearing for the Statutory Bodies". The petitioner in the instant case also has no direct interest in the unauthorized construction as the petitioner is living at a very far of place as the address mentioned by the petitioner is R/O VILLAGE TIKRI KALAN, DELHI PRESENTLY RESIDING AT: FLAT NO. 1002, 10TH FLOOR, BAROD HOUSE CGHS, PLOT NO. 40-A, SECTOR 10, DWARKA, DELHI. Copy of order is annexed as Annexure-R-2.

The above status report may be taken on record.

xxx xxx xxx"

2. Perusal of the aforesaid Status Report shows that the MCD has already taken action against the unauthorized construction in the area in question.
3. It is further noted that the MCD has stated that the petitioner has no direct interest in the unauthorized construction as the petitioner is living at a far place, as the address mentioned by the petitioner in the memo of parties shows that the petitioner is residing in Dwarka, while the present petition pertains to Village, Tikri Kalan.
4. This Court also takes note of the submission made by learned counsel appearing for the applicant in *CM APPL. 74834/2025* that the petitioner has no share in the property, as the applicant is one of the co-sharers in the



property in question. He further submits that the petitioner has filed a suit for specific performance which is pending in District Court, Tis Hazari. He further submits that the petitioner has no right, title or ownership over the property in question as the said dispute is still to be adjudicated and decided.

5. It is clarified that this Court would not go into any issue of title or ownership of the property in question.

6. Considering the submissions made before this Court, this Court notes that the MCD has already taken the requisite action against the unauthorized construction in question.

7. MCD is held bound to ensure that no further unauthorized construction takes place in the area in question. Any construction shall be allowed to be carried out in the property in question, only after seeking requisite sanction from the MCD or any other statutory authority.

8. Noting the aforesaid, no further orders are required to be passed in the present petition.

9. The present writ petition along with the pending application is accordingly, disposed of.

MINI PUSHKARNA, J

NOVEMBER 28, 2025/KR