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

+ W.P.(C) 17596/2024, CM APPL. 10574/2025, CM APPL. 49324/2025 & CM APPL. 54050/2025

MEERA GOYAL

.....Petitioner

Through: Mr. Tarun Singla, Mr. Giridhar Thakur and Ms. Sudeshna Singh, Advs.

versus

MUNICIPAL CORPORATION OF DELHI & ORS.Respondents

Through: Ms. Shivani Luthra Lohiya, Ms. Ishita Soni and Ms. Pranya Madan, Advs. for R-2 (Through VC)
Mr. Kapil Dutta and Mr. Siddharth Parashar, Advs. for MCD
Ms. Sapna Goyal and Mr. Rajiv Goyal, in person

+ W.P.(C) 5060/2025, CM APPL. 28098/2025 & CM APPL. 44234/2025

SAPNA GOYAL & ANR.

.....Petitioners

Through: Ms. Sapna Goyal and Mr. Rajiv Goyal, in person

versus

MUNICIPAL CORPORATION OF DELHIRespondent

Through: Mr. Pritish Sabharwal, Adv. for MCD

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

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09.09.2025

1. This Court notes that *vide* order dated 03rd September, 2025, it had



been noted as follows:

“xxx xxx xxx

1. It is brought to the notice of the Court that unauthorized construction existing in the flat of respondent nos. 3 and 4, has already been regularized.

2. Learned Senior Counsel for the petitioner in W.P.(C) 17596/2024 submits that she has not been provided with the regularization plan and order.

3. Accordingly, let regularization plan and order with respect to flat of respondent nos. 3 and 4 be brought before this Court for placing the same on record, and also for handing over to the learned counsel for petitioner.

4. Needless to state that if the petitioner in the both the petitions have any grievance against the regularization of the property of respondent nos. 3 and 4, the petitioners have remedy to challenge the same, in accordance with law.

5. Re-notify on 09th September, 2025.

xxx xxx xxx”

(Emphasis Supplied)

2. Today, learned counsel appearing for the Municipal Corporation of Delhi (“MCD”) has brought a regularization plan, which has been handed over to learned counsel appearing for the petitioner.

3. This Court notes that in the Status Report filed before the Appellate Tribunal, MCD (“ATMCD”), the MCD has stated as follows:

IN THE COURT OF SH. ABHILASH MALHOTRA,
APPELLATE TRIBUNAL MCD, 7th FLOOR COURTS, DELHI
APPEAL NO. 131/ATMCD/2025

IN THE MATTER OF:-
SAPNA OGEL, PLAINTIFF

VERSUS

MUNICIPAL CORPORATION OF DELHI DEFENDANTS

D.O. N. 1-08.07.2025

STATUS REPORT IN RESPECT OF PROPERTY NO. 53, FRIENDS COLONY (EAST), NEW DELHI:-

The status report in respect of subject property is being submitted and the same is as under:-

1. That, during the proceedings on 29.04.2025, it was directed by this Hon'ble Tribunal that:-

"Ld. counsel for the MCD submits that regularization application moved by the appellant is pending for consideration with MCD. He submits that MCD will make best endeavour to decide the regularization application within a period of four weeks from today."

"Ld. counsel for MCD on instruction further submits that till the time the regularization application is decided they are not taking any demolition action in the property in question."

2. That, pursuant to the aforementioned directions of this Hon'ble Tribunal, the subject property was regularized vide E.O. No. 25/11/UCR/CZ/2025 after removal of non-compoundable violations and deposition of compensating fee amounting to Rs. 19,73,840/- vide G-R receipt No. E7K260961 on dated 18.06.2025. Copy of the G-R receipt attached herewith.

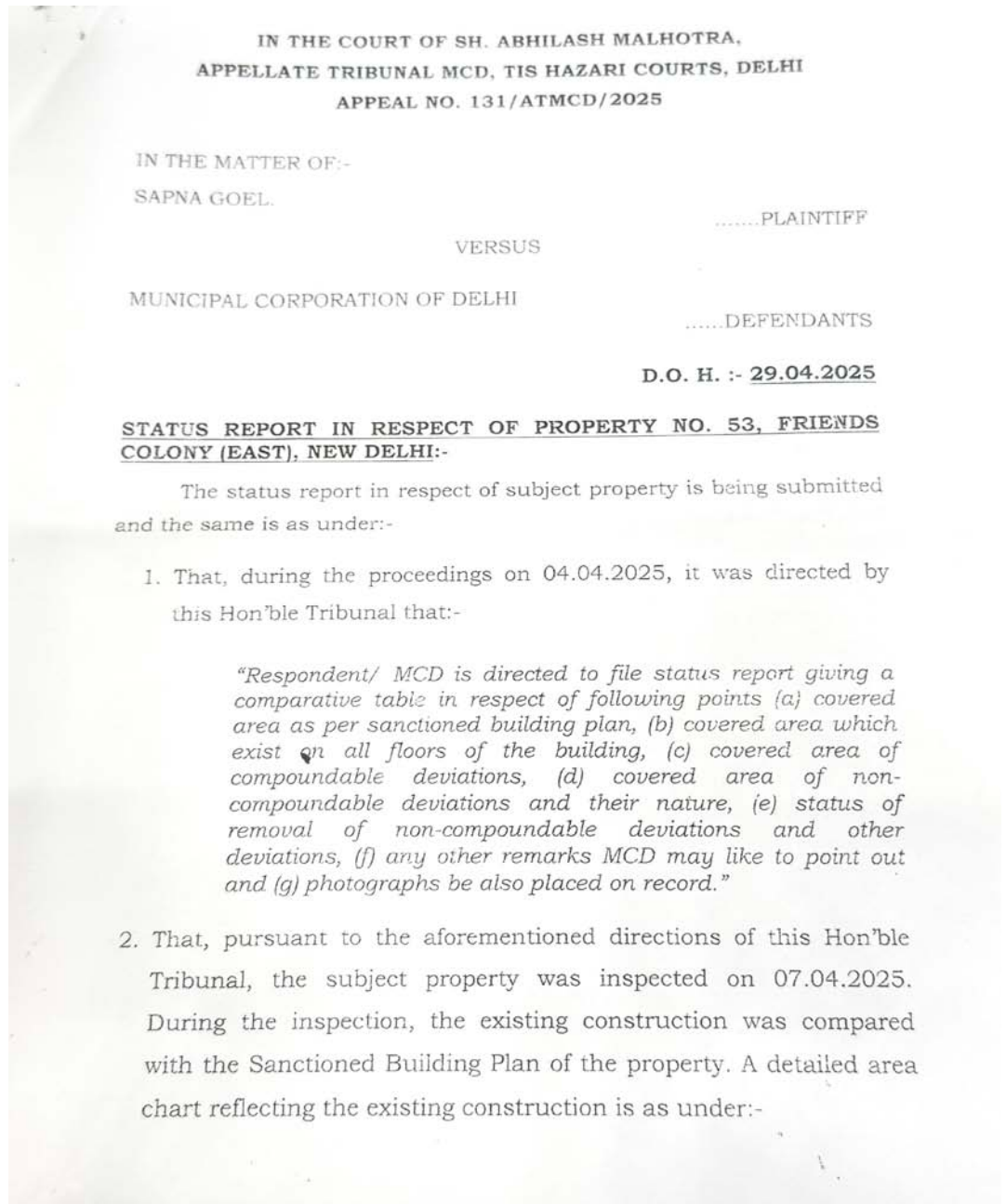
Report is submitted please.

(Anil Bhandari)
Asstt. Engineer (Bldg.)
Central Zone

(Rishabh Meena)
Jr. Engineer (Bldg.)
Central Zone



4. At this stage, learned counsel appearing for the petitioner submits that he has been handed over only copy of the regularization plan and no order has been provided towards the same.
5. The Status Report with respect to the regularization of the plot in question, is reproduced as under:



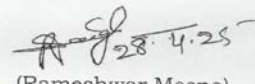


Total Plot Area :- 3228.82 SQM.
Plot Area of Appellant :- 365.38 SQM.
Permissible FAR :- 200%
On ProRata Basis
Ground Coverage :- 50%.

Floor	Permissible area as per MPD-2021 in SQM	Sanctioned Area	Existing Area	Excess area (As sanction) per	Remarks
Basement	182.69	133.49	74.28	--	There is Sunken portion in rear set back which needs to be rectified.
Ground	182.69	119.92	180.42	60.50	
First	182.69	119.92	180.42	60.50	
Second	182.69	--	180.42	180.42	
Third	182.69	--	92.39	92.39	
Total	730.76	239.84	633.65	393.81	

Report is submitted please.


(Anil Bansal)
Asstt. Engineer (Bldg.)
Central Zone


(Rameshwar Meena)
Jr. Engineer (Bldg.)
Central Zone

6. Accordingly, noting the aforesaid, the petitioner is granted liberty to challenge the regularization of the property in question, in accordance with law.
7. Learned counsel for the petitioner at this stage submits that in the absence of any specific order, the appeal of the petitioner shall not be heard by the ATMCD.
8. If that be the case, in case of any missing document, the ATMCD is at liberty to call for the file from the MCD.
9. With the aforesaid directions, present petition, along with the pending application, stands disposed of.

MINI PUSHKARNA, J

SEPTEMBER 9, 2025/KR