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

+ W.P.(C) 19415/2025 & CM APPL. 80874/2025

KRISHNA KUMAR GUPTA & ANR.Petitioner

Through: Mr. Krishan Kumar Gupta, Mr. Varun
Gupta, Petitioners in person
(M:8700747997)

versus

MUNICIPAL CORPORATION OF DELHIRespondent

Through: Mr. Sriharsha Peechara, SC-MCD
with Mr. Akshat Kulshreshtha, Mr.
Soumit Ganguli, Mr. Akash Sharma,
Advocates (M:8209994704)

CORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER
22.12.2025

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1. The present writ petition has been filed with respect to the property of the petitioner bearing *House No. 229, Block-B, Pocket-5, Sector 11, Rohini, Delhi-110085*.
2. The petitioners, who appear in person, submit that construction on the first floor of the property in question has still not been regularized. He submits that earlier, the Municipal Corporation of Delhi ("MCD") had booked the property in question, stating that there was excess deviation from the Standard Building Plan. However, the said excess deviations were not pointed out.
3. Responding to the present writ petition, learned counsel for the



respondent-MCD submits that there are no regularization applications pending with the MCD with respect to the property in question.

4. He further draws the attention of this Court to the order dated 11th October, 2021, passed by the Appellate Tribunal MCD (“ATMCD”), in *Appeal No. 921/2017*, which reads as under:

S.No.	Date	Order
	A.No. 921/17 11.10.2021	
	Present :	Sh. Ajay Bansal, Ld counsel for the appellant. Sh. Vikas Gupta, Ld counsel for the respondent.
		The status report has been filed according to which the demolition action has been taken. At this stage, Ld counsel for appellant seeks to withdraw the present appeal. In view of the facts and circumstances, the appeal stands dismissed as withdrawn and consequently, the impugned order stands confirmed. Record of the respondent if any be returned alongwith copy of this order and file be consigned to record room.
	Received to file M.C.	(MANISH KHURANA) P.O : Appellate Tribunal MCD 11.10.2021

5. By referring to the same, learned counsel for the respondent-MCD submits that as far as the 2nd and 3rd floors of the property in question are concerned, demolition action has already been taken by the MCD. He, thus, submits that pursuant thereto, the appeal was withdrawn by the petitioners



from the ATMCD.

6. Having heard learned counsels for the respondent-MCD as well as the petitioners who appear in person, it is to be noted that there is no regularization application filed by the petitioners for regularization of 1st floor of the property in question as of now.

7. Accordingly, it is directed that the petitioners shall file an application for regularization of construction on the 1st floor of the property in question. For this purpose, the concerned officials of the MCD are directed to give a hearing to the petitioners to guide them as to how the application for regularization is to be filed. Further, the requisite documents that are required for filing such regularization application shall also be indicated to the petitioners by the concerned officials of the MCD.

8. Accordingly, the petitioners are directed to appear before the concerned official, i.e., Mr. Shobhit Rana, Assistant Engineer (“AE”), (Building), Rohini Zone, MCD, at his office, at Sector 5, Rohini (Phone no. 9811322365), on Wednesday, i.e., 24th December, 2025, at 11:00 AM.

9. The petitioners shall file their regularization application with the MCD, as per the requirements of the MCD, as would be indicated.

10. Upon the petitioners filing their application for regularization, the same shall be duly considered by the MCD and appropriate orders shall be passed therein.

11. In case any directions are passed by the MCD upon the regularization application of the petitioners, the same shall be duly complied with, by the petitioners.

12. After MCD’s satisfaction thereto, they shall proceed to pass the appropriate orders.



13. With the aforesaid directions, the present writ petition, along with pending application, is disposed of.

DECEMBER 22, 2025/au

MINI PUSHKARNA, J