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

+ **W.P.(C) 651/2026 & CM APPL. 3159-3160/2026**

ANKUR VERMA & ANR.

.....Petitioners

Through: Ms. Smita Maan, Mr. Vishal Maan,
Ms. Shweta Chaudhary, Advocates.

versus

MUNICIPAL CORPORATION OF DELHIRespondent

Through: Mr. Nitesh Mehra, Ms. Hitaakshi
Mehra and Ms. Megha Agrawal,
Advocates for respondent/MCD.

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

16.01.2026

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1. The present petition has been filed seeking the following reliefs:

“i. Issue a writ/order/direction thereby permitting the Petitioners to file an application seeking regularization of their property bearing DDA Flat no. 137, RPS Colony, Sheikh Sarai-i, New Delhi;

ii. Issue a writ, order or direction in the nature of mandamus directing the respondent to consider and decide the regularisation application of the petitioners in respect of the subject property in accordance with law.

iii. Issue an appropriate Writ, Order or Direction restraining the Respondents from taking any coercive action in respect of the property bearing DDA Flat No. 137, R.P.S. Colony, Sheikh Sarai- I, New Delhi, and staying the operation and effect of the Vacation Notice dated 07.01.2026, till the Petitioners' application for regularisation is duly considered and disposed of by the Respondent authority in accordance with law.

iv. Any other order which this Hon'ble Court may deem fit and proper.”

2. Ms. Smita Maan, counsel appearing on behalf of the petitioner has



drawn attention of the Court to the order passed by this Court on 9th December, 2024 in W.P.(C) 17037/2024 titled “**Rakesh Aggarwal v. Municipal Corporation of Delhi**”, wherein while dealing with similar facts and circumstances, the Court had passed certain directions.

3. She further submits that similar directions may be passed in the present case as well.

4. Having heard counsel for the parties, the present petition is disposed of with the following directions:

- I. The petitioner will file a fresh regularization application with the concerned Assistant Engineer, Building Department within one week from today.
- II. The application will be considered by MCD in accordance with law and the decision be communicated to the petitioner expeditiously.
- III. In the event, the order is adverse to the petitioner, the petitioner will be free to challenge it before the Appellate Tribunal for MCD.
- IV. MCD shall not take coercive action against the petitioner till the time the regularization application is decided.
- V. It is made clear that in the event regularization application is not filed within one (1) week, MCD shall be free to act in terms of the vacation notice dated 7th January, 2026 in accordance with law.

5. All pending applications stand disposed of.

AMIT BANSAL, J

JANUARY 16, 2026

at/Vivek/-