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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ W.P.(C) 4610/2026, CM APPL. 22490/2026 & CM APPL. 22491/2026

AJAY KAUSHIK

.....Petitioner

Through: Mr. Saroj Kumar, Advocate.

versus

MUNICIPAL CORPORATION OF DELHI

& ORS.

.....Respondents

Through: Mr. Harshit Chopra, Standing counsel
for MCD with Ms. Swati Tiwari,
Advocate for R-1 & 2.

Mr. Premtosh K. Mishra, CGSC with
Mr. Shrey Sharma, Mr. Anubhav
Upadhyay and Mr. Arpit Bansal,
Advocates.

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

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27.04.2026

1. The present writ petition has been filed seeking a direction to the respondent-MCD to take action against the unauthorized construction being carried out by respondents no.4 and 5 in the property bearing *No.84A/11 (sic : No.84A/1), Emmanuel Apartment, Ward No.2, Mehrauli, New Delhi* (hereinafter the '*subject property*').
2. Photographs have been filed along with the petition showing the unauthorized construction.
3. Counsel appears on behalf of the respondent-MCD on advance notice and has handed over the following documents:
 - i. A show-cause notice dated 7th April, 2026 pointing out unauthorized construction in the shape of stilt floor, ground floor, first floor and



second floor.

- ii. A work-stop notice dated 10th April, 2026 addressed to the SHO, P.S. Mehrauli calling upon them to stop unauthorized construction.
- iii. Communication to the Delhi Jal Board (DJB) for disconnection of water connection.
- iv. Notice to the Sub-Registrar not to register any transaction in respect of the subject property.
4. All the aforesaid documents are taken on record.
5. Counsel appearing on behalf of the respondent-MCD further submits that steps are being taken for initiating sealing action against the subject property.
6. Counsel for the respondent-MCD, on instructions submits that no ongoing construction is being carried out in the subject property.
7. Considering the aforesaid submissions, the present writ petition is disposed of while directing MCD to take appropriate action in accordance with law.
8. In the event the petitioner has any further grievance with regard to unauthorised construction, he is at liberty to take appropriate remedies in accordance with law.
9. All rights, contentions and legal remedies of the private respondents no.4 and 5 are kept open.
10. All pending applications stand disposed of accordingly.

AMIT BANSAL, J

APRIL 27, 2026

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