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

+ **W.P.(C) 5117/2026 & CM APPL. 25091/2026**

KAMALJIT KAUR

.....Petitioner

Through: **Mr. Avinash Shukla & Mr. Abhay
Mani Tripathi, Advocates.**

versus

**MUNICIPAL CORPORATION OF DELHI THROUGH THE
COMMISSIONER & ORS.**

.....Respondents

Through: **Mr. Yashpal Rangi, proxy counsel for
Mr. Atul Kumar, Advocate for MCD
Mr. Prithish Sabharwal, Senior panel
counsel for UoI/Delhi Police, R-2
Mr. Sandeepan Pathak and Mr. Rahul
Gupta, Advocates for R-3/DJB
Counsel for R 5-8 (appearance not
given)**

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

17.04.2026

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

1. direct the Respondent no.1 to take action against the illegal construction raised by the Respondent no.5 to 9 in their respective properties and encroachment in common passage obstructing the access to the property of the petitioner at ground floor and terrace of Flat no. B-158, First floor, Jangpura B, New Delhi;
2. direct the Respondents no.2&3 to provide necessary action and protection for restoration of the damaged water pipe to the flat i.e.B-158, First floor, Jangpura B, New Delhi.
3. direct the Respondent No. 1 to take appropriate action against the illegal construction and encroachment in the residential colony of Jangpura-B, New Delhi-110014;
4. direct the Respondent No. 4 for demarcation of the property no. B-157, B-158 and B-160 of the Jangpura B, New Delhi and removal of unauthorized construction;
5. direct the Respondent no. 4 to adjudicate the application of the Petitioner for regularization of the proposed extension as per law;



2. Issue notice.
3. Notice is accepted on behalf of the counsel for the respondents.
4. Mr. Prithvi Sabharwal also accepts notice for the respondent no.4/ Land & Development Office ('L&DO').
5. I have heard the counsel for the parties.
6. The present writ petition is disposed of by passing the following directions:-
 - i. Respondent no.4/ L&DO shall adjudicate upon the application filed by the petitioner as well as the private respondents for regularisation of unauthorised construction as well as excess coverage/ extension in an expeditious manner, not later than six (6) weeks from today.
 - ii. Based on the decision taken by the respondent no.4/ L&DO, the respondent no.1/ MCD shall take appropriate action in respect of unauthorised construction/ encroachment in accordance with law against the properties of the petitioner as well as the private respondents. All rights, contentions and legal remedies of the parties are kept open.
 - iii. Respondent no.3/ Delhi Jal Board (DJB) shall take steps for the repair of the existing water pipeline so that the water can be supplied to the premises of the petitioner. The respondent no.2/ SHO, P.S. Hazrat Nizamuddin shall provide necessary assistance for the same.
 - iv. Respondent no.2/ SHO, P.S. Hazrat Nizamuddin shall also ensure that no further construction is carried out in the properties by the petitioner as well as the private respondents till the time the application for regularisation is decided.



7. The pending application also stands disposed of.

AMIT BANSAL, J

APRIL 17, 2026
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