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

+ **W.P.(C) 8567/2026, CM APPL. 40170/2026 & CM APPL. 40171/2026**

SHRUTI GARG

.....Petitioner

Through: **Mr. Manish Kaushik (through VC)**
and **Mr. Vikas Ashwani, Advocates.**

versus

**MUNICIPAL CORPORATION OF DELHI
AND ORS**

.....Respondents

Through: **Mr. Neeraj Kumar, Standing Counsel for MCD.**
Mr. Ankit Jain, Sr. Advocate with Mr. Ms. Mehvish Khan, Ms. Apurva Tyagi, Advocates, for respondent nos. 3 and 4

**CORAM:
HON'BLE MR. JUSTICE AMIT BANSAL**

ORDER

% **02.07.2026**

CM APPL. 40171/2026 (exemption)

1. Allowed, subject to all just exceptions.

W.P.(C) 8567/2026

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

- a. Issue an appropriate writ, order or direction directing Respondent Nos. 1 and 2 to grant the Petitioner an effective and meaningful opportunity of hearing in all proceedings concerning demolition/ sealing/ de-sealing, regularisation and restoration of user and any other allied proceedings pertaining to Property No. 12/20, W.E.A., Karol Bagh, New Delhi;



b. Issue an appropriate writ, order or direction directing Respondent No. 2 to consider and adjudicate the detailed objections/representation submitted by the Petitioner before taking any decision regarding de-sealing or restoration of user of the aforesaid property;

3. It is stated that the petitioner is one of the co-owners of the property bearing no. 12/20, W.E.A., Karol Bagh, New Delhi (hereinafter 'subject property') and had purchased four basement units of the subject property through a registered sale deed dated 28th October, 2020. The petitioner is aggrieved by unauthorized construction, illegal commercialization of basement and stilt areas and the violation of sanctioned plans by the private respondents no.3 and 4.

4. Earlier, the petitioner had approached this Court by filing W.P.(C) 6995/2025 seeking directions against the ongoing misuse and unauthorized construction on the subject property. The said writ petition was disposed of *vide* judgment dated 19th September, 2025 recording the statement of the private respondents that the basement and stilt area would be used in accordance with the MPD 2021 and UBBL 2016. The respondent-MCD was directed to consider the application for de-sealing in accordance with law.

5. In the present writ petition, it has been specifically stated that petitioner has filed a detailed representation with the respondent-MCD (Annexure P-8 to the writ petition), pointing out various violations and illegal commercialization of the basement and stilt areas.

6. In light of the above, having heard the counsel for the parties, the present writ petition is disposed of while directing the respondent-MCD to consider the representation made by the petitioner and deal with the various violations as pointed out by the petitioner before taking a decision with



regard to the de-sealing of the stilt areas in the subject property.

7. In view of the aforesaid direction, in the opinion of this Court, there is no requirement of a personal hearing being granted to the petitioner.

8. Pending application stands disposed of.

AMIT BANSAL, J

JULY 2, 2026

Vivek/-