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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **W.P.(C) 11889/2021 & CM APPL. 7108/2023, CM APPL.**
32864/2024, CM APPL. 55862/2025
GANGA APARTMENTS VASANT KUNJ RESIDENTS WELFARE
ASSOCIATION

.....Petitioner

Through: Mr. Rajeev Saxena, Senior Advocate
with Mr. Sunil Kumar, Ms. Megha Saxena and Ms.
Shreya Bhatnagar, Advocates

versus

DELHI DEVELOPMENT AUTHORITY & ORS.

.....Respondents

Through: Mr Ashutosh Kaushik Panel counsel
for DDA, Mr Saksham Singh, Adv.
Mr Ajay Kumar Jha, Adv.
Ms Arunima Dwivedi ASC for MCD, MS Swati J
Adv, Ms Himanshi Singh Adv Ms Monalisha
Pradhan Adv

CORAM:
HON'BLE MR. JUSTICE JASMEET SINGH

ORDER
06.05.2026

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1. This is a writ petition filed under Article 226 of the Constitution of India seeking the following prayers:-

“a) Direct the Respondent No.1 to remove illegal encroachments carried out by some residents by putting flower pots, heavy objects/waste debris over fire refuge area/terraces, fire tender path, stair cases and from in and around the common area of building in the complex of Ganga Apartments, D-6 Vasant Kunj, New Delhi.



b) Direct the Respondent No.1 to remove illegal encroachments done by some residents by putting unauthorised water connection, AC water dripping pipes, altered sanitary and water pipes by restoring to its original plan in the complex of Ganga Apartments, D-6 Vasant Kunj, New Delhi. . . .”

2. The petitioner is an association and has approached this Court by being aggrieved by the inaction of the respondents to remove illegal encroachments over common area, public passage, open space adjacent to the flats on ground plus other floors along with encroachments on fire refuge areas, terraces on higher floors by putting flower pots, heavy objects, waste, debris, installed ACs.
3. Ms. Dwivedi, learned ASC for MCD, has filed a status report dated 07.03.2026, wherein it has been stated that effective action against encroachments has been taken and a chart with respect to the said flats has been annexed to show the actions taken.
4. Mr. Saxena, learned senior counsel for the petitioner, on instructions, states that only few flats have been targeted and the entire encroachment has not been removed.
5. In this view, the respondent/MCD is directed to take further steps in accordance with law in order to remove all illegal encroachment and unauthorised construction undertaken in the Ganga Apartments, expeditiously and not later than 12 weeks from today.
6. With these directions, the present writ petition is disposed of.
7. A copy of the action taken report shall be supplied to the learned counsel for the petitioner and shall also be filed in the Court, within 2 weeks thereafter, failing which, the file shall be put up by the Registry



before the Court.

8. In case the petitioner has any other further grievance, the petitioner shall be entitled to revive the petition.

MAY 6, 2026 / (MS)

JASMEET SINGH, J