

A.No. 323/26

22.04.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Raghav Anthwal, Ld counsel for the appellant.

Submissions heard. File perused.

Issue notice of interim application(s) as well as appeal to the respondent/MCD through concerned Chief Law officer and also to the private respondent(s), if any.

The Executive Engineer (B) is directed to ensure the presence of the concerned AE(B), who shall appear in person along with the record of the proceedings, status report and reply on next date of hearing.

Put up for arguments on interim application(s) and appeal on **05.08.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. ground, first and second floor of the property no. 343, Uprahi Mohalla, Village Mahipalpur, New Delhi, in pursuance of the demolition order dated 10.04.2026. However, it is made clear that no encroachment on the public land is protected. The appellant is directed not to raise any further construction in the property in question.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 325/26

22.04.2026

Fresh appeal received. It be checked and registered.

Present : Sh. S.K. Kanth, Ld counsel for the appellant.

Submissions heard. File perused.

Issue notice of interim application(s) as well as appeal to the respondent/MCD through concerned Chief Law officer and also to the private respondent(s), if any.

The Executive Engineer (B) is directed to ensure the presence of the concerned AE(B), who shall appear in person along with the record of the proceedings, status report and reply on next date of hearing.

Put up for arguments on interim application(s) and appeal on **03.06.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 326/26  
Manjeet Kaur vs. MCD

22.04.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Shahid Ahmad, Ld counsel for the appellant.

Submissions heard. File perused.

An application 151 CPC filed by the appellant to place on record the additional documents.

Without prejudice to the rights of the respondent, the documents are taken on record. The application stands disposed of.

Issue notice of interim application(s) as well as appeal to the respondent/MCD through concerned Chief Law officer and also to the private respondent(s), if any.

The Executive Engineer (B) is directed to ensure the presence of the concerned AE(B), who shall appear in person along with the record of the proceedings, status report and reply on next date of hearing.

Put up for arguments on interim application(s) and appeal on **05.06.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. WZ-608, Second and Third Floor, Gali no. 3, Shiv Nagar, New Delhi, in pursuance of the demolition order dated 24.08.2015. However, it is made clear that no encroachment on the public land is protected.

Copy of this order be given dasti to the appellant/his counsel as prayed.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 13/15, 14/15 & 232/25

22.04.2026

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.  
Sh. Dharamvir Gupta, Ld counsel for the respondent in appeal no. 13/15 and 14/15.  
Sh. Ashutosh Gupta, Ld. counsel for the respondent in appeal no. 232/25.

It is submitted by the counsel for the respondent that the regularization application of the appellant shall be decided positively within a week from today.

In view of the same, put up for filing further status report in this regard and arguments on **05.05.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 607/25 & 643/25

22.04.2026

Present : Sh. Jayant Garg, Ld. Proxy counsel for the appellant through VC.  
Ms. Jasleen Kaur, Ld counsel for the respondent in appeal no. 643/25 through VC.  
Sh. Atul Tanwar and Sh. Vaibhav Sanwal, Ld. counsels for the respondent in appeal no. 607/25. Fresh Vakalatnama filed, same is taken on record

Status report is filed by the MCD in appeal no. 607/25.

Copy placed on record. Let the same be collected.

It is further stated that the record of original regularization file has already been submitted in appeal no. 729/25 which is listed for **23.07.2026**.

An adjournment is sought on behalf of the appellant as wife of the main counsel is nine months pregnant and he is busy in taking care of her.

In the interest of justice one more opportunity is granted to the appellant to address the arguments in the matter.

Put up for arguments with connected appeal no. 729/25 on **23.07.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 10/26

22.04.2026

Present : Ms. Parul Agarwal, Ld counsel for the appellant.  
Sh. Avishek Kumar, Ld counsel for the respondent. Fresh  
Vakalatnama filed, same is taken on record

The record has been produced. It be deposited with  
Registry.

Ld. counsel for the appellant seeks time to inspect the  
record and to argue the matter.

At request, put up for arguments on **03.09.2026**.

Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 11/26

22.04.2026

Present : None for the appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent.

None has appeared for the appellant despite repeated calls since morning.

It is already 2.45 pm. Interim order passed in favour of the appellant vide order dated 09.01.2026 is hereby vacated.

Put up for arguments on the appeal on **02.09.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 197/26  
Sujatha N. Shirolkar and Anr. Vs.. MCD

22.04.2026

Present : Appellant no. 1 in person.  
Sh. Chetan Hasija, Ld counsel for the respondent along with Sh. Harjit Singh, AE(B). Fresh Vakalatnama filed, same is taken on record

The record has been produced. It be deposited with Registry.

No demolition order has yet been passed in this case and this is an appeal only against the show cause notice, which is not maintainable and appealable before this Tribunal. The appeal is dismissed with liberty to challenge the demolition/sealing order as per law.

Appeal stands disposed of.

Record of the respondent, if any, be returned along with copy of this order and appeal file be consigned to record room.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 102/18

22.04.2026

Present : Sh. Kunal Kalra, Ld counsel for the appellant through VC  
along with son of the appellant in person.  
None for the respondent.

An adjournment is sought by ld. counsel for the appellant  
on the ground that his case file is not traceable.

The appeal pertains to the year 2018. However, in the  
interest of justice one last and final opportunity is granted  
to the appellant to address the arguments in the matter.

At request, put up for arguments on **02.06.2026**.

Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 423/18  
Deepak Tanwar and Anr. Vs. MCD

22.04.2026

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.  
Sh. Atul Tanwar and Sh. Vaibhav Sanwal, Ld. counsels  
for the respondent.

An application under Order VII rule 14 CPC filed by the appellant to place on record the additional documents. Copy supplied.

Without prejudice to the rights of the respondent, the documents are taken on record. The application stands disposed of.

Arguments heard on the appeal. File perused.

The show cause notice dated 11.05.2018 booking the unauthorized construction in the shape of ground to second floor with projection on municipal land of property no. WZ-548, B-1/2, Naraina Village, New Delhi was served through pasting on 21.05.2018. The appellant gave reply dated 24.05.2018 on 28.05.2018 and prior to that, the demolition order dated 25.05.2018 was passed. Since, the show cause notice was served only on 21.05.2018, the time to reply shall start from the date of service and not from the date given on the notice. The appellant gave his reply within a week and the three days

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time mentioned in the show cause notice is practically insufficient and unreasonable for replying a show cause notice seeking demolition of a property.

Since, the reply was not considered nor personal hearing was given, the impugned order is liable to be set aside on this ground only. Otherwise also, there appears to be overwriting at page 10/C of the office record at the right hand top of the page and also below the signatures of the JE concerned, where apparently 21.05.2018 was changed to 25.05.2018 raising reasonable doubt about the manipulation of the date.

In these facts, the appeal is allowed and the demolition order is set aside with directions to the respondents to pass a speaking order after considering the reply dated 24.05.2018 submitted on 28.05.2018 by the appellant and after giving personal hearing to the appellant.

The appellant shall appear before the Quasi Judicial Authority on 11.05.2026 at 2.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing.

Record of the respondent, if any, be returned along with copy of this order and appeal file be consigned to record room.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 653/18, 599/18 & 851/18

22.04.2026

Present : Ms. Nisha, Ld. Proxy counsel for the appellant.  
Sh. Dharamvir Gupta, Ld counsel for the respondent. .  
653/18 & 851/18  
Sh. H.R. Aggarwal, Ld. counsel for the respondent in  
appeal no. 599/18.

Status report is filed by the MCD, copy supplied. (copy kept in appeal no. 851/18.

An adjournment is sought on behalf of the appellant as main counsel Sh. Surender Chauhan is held up before the Hon'ble High Court.

The appeals pertain to the year 2018. However, in the interest of justice one last and final opportunity is granted to the appellant to address the arguments in the matter.

Put up for arguments on **03.06.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 25/21

22.04.2026

Present : Sh. Yogesh, son of the appellant in person.  
Sh. V.K. Aggarwal, Ld counsel for the respondent.

An application of the appellant under Order XXII rule 3 CPC to implead legal heirs is pending. The sole appellant passed away on 03.04.2025 and this application was filed on 20.05.2025. Same is allowed and the widow and three sons are impleaded as appellants in the appeal. Amended memo of parties is taken on record.

On request of the appellant, put up for arguments on the appeal on **01.09.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 383/21 & 479/22

22.04.2026

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent.

An adjournment is sought by the Id. counsel for the appellant on the ground that he is not ready with the arguments today.

In the interest of justice one more opportunity is granted to the appellant to address the arguments in the matter.

Put up for arguments on **18.08.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 564/22

22.04.2026

Present : Appellant no. 2 in person.  
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Matter is passed over on the request of the appellant.

Put up for 2.00 pm.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

At 3.00 pm

Present : None for the appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent.

None has appeared for the appellant.

It is already 3.00 pm.

Subject to a cost of Rs. 5,000/- to be deposited with the Registry, the appellant is given one last and final opportunity to advance argument on the next date of hearing.

Put up for arguments on **05.08.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 308/23

22.04.2026

Present : Sh. Sukrit Gupta and Ms. Ujjwal Tiwari, Ld counsels for the appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent.  
Intervener in person.

Intervener has filed certain documents on 13.04.2026, which were served upon the appellant yesterday only and appellant seeks time to go through these documents and argue the matter.

Copy of the said documents also supplied today to the counsel for the respondent/MCD.

Infacts, put up for arguments on the appeal on **03.09.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 770/23

22.04.2026

Present : Sh. K.R. Bhatt, Ld. Proxy counsel for the appellant.  
Sh. V.K. Aggarwal, Ld counsel for the respondent.

Status report is filed by the MCD, copy supplied.

An adjournment is sought on behalf of the appellant as main counsel Sh. B.S. Sharma is out of station.

In the interest of justice one more opportunity is granted to the appellant to address the arguments in the matter.

Put up for arguments on **01.09.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 107/24

22.04.2026

Present : Appellant no. 1 joined through VC.  
Sh. Prabhakar Mani Tripathi, Ld counsel for the respondent.

An adjournment is sought on behalf of the appellant as counsel for the appellant has met with an accident and is hospitalized.

In the interest of justice one last and final opportunity is granted to the appellant to address the arguments in the matter.

At request, put up for arguments on **03.09.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 113/24, 114/24, 115/24, 116/24 & 117/24

22.04.2026

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.  
None for the respondent.

Respondent has not complied with the directions of the order dated 29.07.2025 till date nor any one is present despite repeated calls till 3.05 pm.

Let Executive Engineer (EE) is directed to be present in the court with explanation and status report as directed vide order dated 29.07.2025 on the next date of hearing.

Put up for arguments on **05.08.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 234/24  
Manju Tanwar Vs. MCD

22.04.2026

Present : Sh. I. Ahmad, Ld counsel for the appellant.  
Sh. Prabhakar Mani Tripathi, Ld counsel for the respondent.

Ld. counsel for the appellant submits that previous counsel Sh. S.D. Ansari has since passed away and the appellant has not been contacting him and notice be issued to the appellant.

I have perused the record.

Adjournments have been sought on behalf of the appellant repeatedly after the demise of Sh. S.D. Ansari since 20.03.2025 and now after more than a year, the counsel cannot claim that court notice should be issued to the appellant. It is the duty of the appellant to contact the counsel. Since, there are no instruction to the counsel and no one has appeared on behalf of appellant since morning in the Tribunal or through VC despite various calls till awaiting 3.10 pm.

It appears that the appellant is not interested in pursuing the aforesaid appeal. The present appeal is dismissed in default.

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Record of the respondent if any be returned alongwith copy of this order and appeal file be consigned to record room.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 488/24 & 2/25

22.04.2026

Present : Sh. B.S. Mathur, Ld counsel for the appellant.  
Sh. Atul Tanwar and Sh. Vaibhav Sanwal, Id. counsels for  
the respondent in appeal no. 488/24.  
Sh. Ashutosh Gupta, Ld counsel for the respondent in  
appeal no. 2/25.

Arguments heard at length.

Put up for orders on **25.05.2026**.

Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 693/24

22.04.2026

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent.

It is submitted by the ld. counsel for the appellant that the impugned sealing order was signed on 09.10.2023 u/s 345A of the DMC Act whereas the show cause notice is dated 11.10.2023 and since the date of the sealing order is prior to the show cause notice, the same is liable to be set aside on this ground alone.

Ld. counsel for the respondent however has stated that the same is a clerical error and as per office note the demolition order was approved on 01.11.2023 and the date of the order should be read the same.

I have perused the record. The show cause notice u/s 345A of the DMC Act<sup>6y</sup> is dated 11.10.2023 and thereafter since it was not replied the sealing order was approved by the Dy. Commissioner on 01.11.2023. However, the date at the bottom of this order is mentioned as 09.10.2023 whereas on the top of the page of this order the date of order is mentioned correctly as 01.11.2023.

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In these facts the date of 09.10.2023 mentioned at the bottom is a clerical mistake and the sealing order cannot be set aside for clerical error. This contention of Ld. counsel for the appellant is meritless.

On request, put up for arguments on appeal on **12.08.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 895/24

22.04.2026

Present : Sh. Wajeeh Shafiq and Ms. Azka Ahmad, Ld. counsels  
for the appellant.  
Sh. Atul Tanwar, Ld counsel for the respondent.

Part arguments heard.

The respondent has booked and passed the demolition order in respect of front portion ground floor of house no. 1066-67, Kishan Ganj, Azad Market, Delhi.

Ld. counsel for the appellant has drawn my attention to the site plan attached with the sale deed dated 06.10.1998 which shows that even in the front portion at ground and first floor, there are one room each on both the floors followed by open courtyard and veranda at the ground floor and no construction after the room at first floor except a room in the rear with tin shed.

Let the respondent inspect the premises and file status report about the construction existing in the subject property at ground and first floor with dimensions of the covered and open area in the property, on the next date of hearing.

The appellant shall cooperate in the inspection which shall be conducted on 05.05.2026 at 3.00 pm.

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Put up for awaiting status report and further arguments on 14.07.2026.

Interim orders, if any, to continue till the next date of hearing.

The copy of this order be given dasti to the counsel for the respondent for compliance.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 24/25 & 25/25

22.04.2026

Present : Sh. Narender Bhandari, Ld counsel for the appellant.  
Sh. Akhil Mittal, Ld. Standing counsel for the respondent  
along with Sh. Vineet Kumar Mishra and Sh. Shayna Das  
Pathanayak.

Part arguments heard.

At request of Id. counsel for the respondent, who is not  
available in post-lunch sessions, put up for further  
arguments on **01.06.2026**.

Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 332/25 & 830/25

22.04.2026

Present : Sh. Vijay K. Sehgal and Ms. Sanjana, Ld counsel for the appellant.  
Sh. Ashutosh Gupta , Ld counsel for the respondent in appeal no. 332/25.  
Sh. Hardik Bedi, ld. counsel for the respondent in appeal no. 830/25 through VC.

Part arguments heard on both the appeals.

The respondent vide show cause notice dated 25.10.2024 booked unauthorized construction in the shape of adding/removing Load bearing wall at the first floor of property no. B-8/6, Double Storey, Ramesh Nagar, New Delhi and thereafter passed the demolition order dated 14.05.2025 which has been challenged in appeal no. 332/25.

In the other appeal, the work stop notice dated 07.05.2025 passed in respect of construction in the property has been challenged.

I have perused the record.

A prima facie case is made in favour of the appellant and therefore, the impugned work stop notice dated 07.05.2025 is stayed and the appellant is permitted to continue with the renovation/repair at first and second floor of the property bearing no. B-8/6. Same however,

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shall be subject to outcome of both the appeals. The appellant shall not create any third party interest in the property in question without prior permission of the court.

Put up for further arguments on **01.09.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 400/25

22.04.2026

Present : Sh. Rajesh Kumar Sharma, Ld counsel for the appellant along with appellant.  
Sh. Advait Arora, Ld counsel for the respondent through VC.

Ld. counsel for the appellant seeks time to obtain the certified copy of the office record and to argue the matter.

At request, put up for arguments on **03.09.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 10/26 (M)

22.04.2026

Present : Sh. Manoj Kumar, Ld counsel for the appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent along with Sh. Sunil Chauhan, AE(B) and Sh. Lalit Goyal, EE(B).

Exemption application of the personal appearance of the Dy. Commissioner filed. In view of the reason given in the application, the application is allowed.

Status report is filed by the MCD, copy supplied.

A meeting of the Building Planning Committee has been scheduled for 29.04.2026 and time sought to apprise about the decision of Building Planning Committee.

At request, put up for further proceedings on **07.05.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026

A.No. 991/24 & 992/24

22.04.2026

Present : None for the appellant.  
Sh. Atul Tanwar, Ld counsel for the respondent.

Vide separate common judgment of even date, both the present appeal is allowed.

Record of the respondent, if any, be returned along with copy of this order and appeal file be consigned to record room.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
22.04.2026