

A.No. 343/26

28.04.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Sunil Satyarthi, Ld counsel for the appellant joined through VC.

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 **09.06.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 344/26

28.04.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Dalip Rastogi, Ld counsel for the appellant along with appellant in person.

Sh. Jasman Singh Sethi, Ld. counsel for the respondent joined through VC along with Sh. Ashok Kumar, ASO, NDMC.

Submissions heard. File perused.

Ld. counsel for the respondent appears on advance service and accepts the notice.

Let the record be produced on the next date of hearing.

Put up for arguments on interim application(s) and appeal on **14.07.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. Second floor of the house no. 4, Rajdoot Marg, Diplomatic Enclave, Chankaya Puri, New Delhi, in pursuance of the demolition order dated 13.04.2026. However, it is made clear that no encroachment on the public land is protected.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 345/26

28.04.2026

Fresh appeal received. It be checked and registered.

Present : Sh. B. Khan, 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 **09.07.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 346/26

28.04.2026

Fresh appeal received. It be checked and registered.

Present : None 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 **24.08.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 348/26

28.04.2026

Fresh appeal received. It be checked and registered.

Present : Sh. V.K. Mantoo, 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 **10.06.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. second and third floor of the property no. 8707/3 and 8707/14, Roshanara Mansion, Roshanara Road, Delhi-110007 in pursuance of the demolition order dated 30.12.2025. 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
28.04.2026

A.No. 349/26

28.04.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Divya Kumar Kaushik, 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 **17.08.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. property bearing no. F-301, Third and Fourth floor, Lado Sarai, New Delhi, in pursuance of the demolition order dated 08.04.2026. 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
28.04.2026

A.No. 350/26

28.04.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Ishaq Tahir and Sh. Asad Ali, Ld counsels 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 **20.07.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A A.No. 284/15, 336/15 & 465/16

28.04.2026

Present : Sh. Firozuddin, Ld. Proxy counsel for the appellant.

File are taken up today on the applications of early hearing filed on behalf of the appellant.

The next date of hearing in the matter is 12.05.2026. In view of the heavy pendency, no early hearing is possible. The applications are dismissed.

Put up on the date fixed i.e. **12.05.2026** for the purpose fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 615/16 & 636/16

28.04.2026

Present : Sh. R.K. Solanki, Ld counsel for the appellant.
Sh. Parmesh Bali, Ld counsel for the respondent.

An application under Order XXII rule 3 CPC read with Section 151 CPC for bringing on record the legal heirs of appellant Radha Gupta, who passed away on 29.09.2025 filed. Copy supplied.

Though the application is highly belated and more than three months have passed since then, the application is allowed and the legal heirs are impleaded as appellants. Let the amended memo of parties be filed.

Put up for arguments with connected appeals on **09.07.2026.**

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 721/16 & 334/17

28.04.2026

Present : Sh. R.K. Solanki, Ld counsel for the appellant.
Sh. Parmesh Bali, Ld counsel for the respondent.

At request, put up for arguments with connected appeals
i.e. appeal bearing no. 615/16 and 636/16 on **09.07.2026**.
Interim orders, if any, to continue till the next date of
hearing.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 815/23, 821/23 & 822/23

28.04.2026

Present : Sh. Kundan Mishra, Ld counsel for the intervener joined through VC.

Files are taken up today on the applications of early hearing filed on behalf of the intervener.

The next date of hearing in the matters is 09.07.2026.

The appeals are of the year 2023. In view of the heavy pendency, no early hearing is possible. The applications are dismissed.

Put up on the date fixed i.e. **09.07.2026** for the purpose fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 144/26

28.04.2026

Present : Sh. Harsimran Singh, Ld counsel for the appellant joined through VC.
Sh. Atul Kumar, Ld counsel for the respondent along with Sh. Rakesh Kumar, AE(B).

Status report is filed by the MCD, copy placed on record.

Let the same be collected.

Record has already been submitted.

Ld. counsel for the appellant submits that Ganga Vihar colony is in the list of 1510 colonies for which the Government has now taken a decision to regularize and some time may be given to the appellant to apply for regularization of the property.

Let the appellant do so within 8 weeks and subject to outcome of the regularization application, put up for arguments on this appeal on **10.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 289/26

28.04.2026

Present : Sh. Mohit Kukreja, Ld counsel for the appellant through VC and Sh. Mohit Tiwari, Advocate in person.
None for the respondent.

Record has already been deposited.

Ld. counsel for the appellant seeks copy of the record. He is at liberty to inspect the record or to obtain certified copy of the same.

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

No adverse order is being passed today.

Put up for arguments on **08.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 343/13 & 385/13

28.04.2026

Present : Sh. Nitin Gupta, Ld counsel for the appellatant through VC.
Sh. Ashutosh Gupta and Sh. Dharamvir Gupta, Id
counsel for the respondent in appeal no. 343/13.
Sh. Ashutosh Gupta and Ms. Rashi Aggarwal, Ld.
counsel for the respondent in appeal no. 385/13 through
VC.
Sh. Jay Sharma, Ld. counsel for the DDA.
Ms. Urvi Mohan, Ld. counsel for the intervener.

An adjournment is sought by the Id. counsel for the
appellant on the ground that previous counsel has
handed over the case file yesterday only and he needs
some time to go through the file/record and to make
submissions.

The appeals pertain to the year 2013. However, in the
interest of justice one last and final opportunity is granted
to the appellatant to address the arguments in the matter
on the next date of hearing.

Put up for arguments on **02.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 1110/16, 14/17, 15/17 & 16/17

28.04.2026

Present : Sh. G.D. Mishra, Ld counsel for the appellant joined through VC.
Sh. Ravi Ranjan, Ld counsel for the respondent joined through VC.

An adjournment is sought by the Id counsel for the respondent on the ground that he is not well today and due to his illness, he could not prepare the arguments.

The appeals pertain to the year 2017. However, in the interest of justice one last and final opportunity is granted to the parties to address the arguments in the matter on the next date of hearing.

Put up for arguments on **27.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 189/17

28.04.2026

Present : Sh. Nishant Anand, Ld counsel for the appellant.
Sh. R.K. Kashyap, Ld counsel for the respondent joined through VC.

This is an appeal challenging the regularization dated 18.02.2016 in respect of property no. 3165, Pipli Mahadev Mohalla, Dassan, Charkhewalan, Delhi-110006. The appellant has moved an application on 12.03.2024 to implead 19 respondents who are stated to be the owners of different portions in this property.

Notice of this application was issued on 28.05.2024, but the appellant did not take any step thereafter.

The appellant is directed to take steps for service of notice of this application to the proposed respondent within a week from today.

Put up for service of the proposed respondents on **13.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 47/18

28.04.2026

Present : Sh. Diwanshu Sehgal, Ld counsel for the appellant.
Sh. Simran Auluck, Ld counsel for the respondent
through VC.

Status report is filed by the MCD, copy supplied.

The regularization application of the appellant is still under consideration after reply was received on 26.03.2026 to the Invalid notice dated 11.03.2026.

Be awaited for further status report qua the regularization application of the appellant on **22.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 413/20

28.04.2026

Present : Ms. Shobhna Tanwar, Ld. LAC for the appellant with appellant.
Sh. Madan Sagar, Ld counsel for the respondent.

It is stated by the Id. LAC for the appellant that the appellant intends to get the property regularized and has already approached an architect to complete the formalities.

Though, the appellant had sufficient time since his appeal is pending for the last six years to apply for regularization and same is not a valid ground for adjournment, however, infacts, that the Id. LAC submits that she received the certified copy only 10 before, one last and final opportunity is given to the appellant for arguments subject to outcome of the proposed regularization application.

Put up for arguments on **04.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 299/21 & 300/21

28.04.2026

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

Appeal No.299/21 has assailed two demolition orders passed in respect of property No.2, Cavalry Lane, Delhi University dated 15.03.2021 and 29.10.2020. A joint appeal against two demolition orders is not maintainable as they have separate cause of action and separate ground of challenge.

The appellant is directed to confine this appeal only to one demolition order. Ld. counsel for appellant seeks time to take instruction in this regard.

Put up for further proceedings on **04.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 302/21

28.04.2026

Present : Sh. M.N. Khan, Ld counsel for the appellant.
Proxy counsel for the respondent.

An adjournment is sought on behalf of the Ld. counsel for respondent as he is un-available today being out of station.

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

Put up for arguments on **12.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 616/22

28.04.2026

Present : Sh. Firrojuddin, Ld proxy counsel for the appellant with
appellant in person.
Proxy counsel for the respondent.

An adjournment is sought on behalf of the Ld. counsel for
respondent as he is un-available today being out of
station.

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

Put up for arguments on **14.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 770/22

Gourav Gandotra & Anr. Vs. MCD

28.04.2026

Present : Sh. Amitabh Narayan, Ms. Shreya Narayan and Sh. Vijay Chhoker, Ld counsels for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent/MCD.
Sh. Anupam Sharma, Ld. counsel for the DDA.
Sh. Ujjwal Jha, Ld. counsel for the respondent no. 3 joined through VC.

1. Arguments heard at length.
2. This is an appeal filed by the owner of ground floor duplex flat No.9551, Sector-C Pocket-9, Vasant Kunj, New Delhi seeking revocation of the sanction dated 15.06.2022 accorded by MCD for construction of barsati at the terrace of second floor to private respondent No.3 for his flat No. 9556, Sector-C Pocket-9, Vasant Kunj, New Delhi.
3. The appellants have challenged this sanction basically on the ground that the same violates the judgment of the Hon'ble High Court titled as **Bihari Lal Jalan and Ors Vs DDA and Ors. Manu/DE/0122/2003 dated 18.02.2003**. It was argued for the appellants that respondent No.3 is raising unauthorized construction on account of alleged sanction dated 15.06.2022 on the terrace of the second floor and the said terrace is not owned by the respondent No. 3 and all the

...Contd..2/-

: 2 :

residents of this block have common rights on the terrace. The dish antenna of the appellants was demolished by the respondent No.3. This unauthorized construction has put the life of the appellants in imminent danger as the building can collapse because of additional load. It was argued that the Hon'ble High Court in the judgment of Bihari Lal Jalan (Supra) has specifically stated that the top terrace is a common portion as described in the DDA Regulations of 1968 and the use of the same is not exclusive to the top floor owner and therefore this impugned sanction is liable to be revoked.

4. Ld. counsel for MCD and respondent No.3 on the other hand have argued that the present sanction is governed by the subsequent policy of DDA permitting construction of barsati room at the terrace by the owners of top floor flat and the judgment of Bihari Lal Jalan (Supra) is not applicable. The appellants earlier preferred a Civil Suit seeking perpetual and mandatory injunction from making any construction at the terrace which was withdrawn and now this appeal has been filed only to harass respondent No.3 and the same is meritless.
5. I have perused the record. Admittedly, the judgment of Hon'ble High Court passed in the case of Bihari Lal

..Contd...3/-

: 3 :

Jalan (Supra) is dated 18.02.2003 and as per para-8 (iii) the Hon'ble High Court framed the following issue which arise for consideration:

“8 (iii). The issue of user of common portion by the individual flat owners and connected with this, the question as to whether the top terrace can be used exclusively by the top floor allottee or by any other allottee, particularly in view of 1987 and 1996 office orders of the DDA”.

6. The Hon'ble High Court therefore considered these two office orders of DDA while deciding the rights on the top terrace. The Hon'ble High Court in para-18 of this judgment held that the top terrace is common portion as described in the DDA Regulations of 1968 and the use of the same is not exclusive to the top floor owners.
7. The DDA thereafter, came with fresh policy and procedure for permission and regularization of addition and alteration in DDA flats. As per this policy the Ministry of Urban Development, Govt of India allowed certain addition(s)/alteration(s) in the DDA flats. It was further divided into three categories i.e. condonable items, addition/alteration permitted with prior intimation and additional coverage permitted with prior permission. Under this last head, the DDA

..Contd..4/-

: 4 :

permitted a barsati on the roof terrace of top floor in addition to mumty. This barsati should be of the equivalent to the size of the room below so that construction of wall over wall is ensured. The provisions of access to the residents of the block for maintenance of water tank, plumbing system, fixing of antenna etc was permitted. Under this policy the MCD sanctioned the plan of respondent No.3 for construction of a barsati room at the terrace of the top floor. These policies introduced by the DDA were subsequent to the judgment of Hon'ble High Court passed in the case of Bihari Lal Jalan (Supra). Once the construction of barsati at the top floor is permitted and the same was sanctioned to respondent No.3, the appellant cannot raise grievance that the judgment of Hon'ble High Court has been violated. Admittedly, the appellants have access to the top floor terrace to maintain its water tank and can also install antenna as permitted under this policy.

8. Sanction can be revoked under section 338 of the DMC Act only if there is any fraudulent statement or misrepresentation of facts. None exists in this case as respondent No.3 obtained the sanction as per prevailing policy and procedure of DDA. The appeal is therefore devoid of merits. Same is dismissed.

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: 5 :

9. 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
28.04.2026

A.No. 18/23

28.04.2026

Present : Ms. Aarti Singh, Ld counsel for the appellatant through VC.
Ld. Proxy counsel for the respondent.

An adjournment is sought on behalf of the counsel for respondent as he is not available today being out of station.

A request for adjournment is also made on behalf of the appellatant as the previous counsel did not hand over the case file to her.

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

Put up for arguments on **09.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 69/23

28.04.2026

Present : Sh. Rohit Jain, Ld counsel for the appellant.
Ld. Proxy counsel for the respondent.
Sh. Shivam Pal Sharma and Ms. Aditi Kumari, Ld.
counsels for intervener.

An adjournment is sought on behalf of the counsel for respondent as he is out of station and is not available today.

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

Put up for arguments on **09.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 625/23

28.04.2026

Present : Sh. Gagan Gandhi and Sh. Vijay Kumar, Ld counsel for
the appellant.

Sh. Ashutosh Gupta, Ld counsel for the respondent.

Arguments heard at length.

Put up for orders on **04.06.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 647/23

28.04.2026

Present : None for the appellant.
Sh. Sanjeet Kumar, proxy counsel for Sh. Pritish Sabharwal, Ld. counsel for respondent through VC.

Appellant has been seeking adjournments since last many dates and even the application for condonation of delay is pending.

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

In view of such conduct of the appellant, the interim protection granted on 18.10.2023 is hereby vacated.

Put up for arguments as last and final opportunity on the application seeking condonation of delay on **08.09.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 85/24

28.04.2026

Present : Sh. Jitender Sharma, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent along
with Sh. Munna Lal, ASO, House Tax Department, City
SP Zone.

MCD has produced the original house tax record as directed on the last date of hearing. Same is seen and returned and the certified copy of the same is taken on record.

Part arguments heard.

The appellant before me has already suffered a decree against this unauthorized construction dated 13.04.2021 in suit no. 1533/2016, titled as 'Murari Lal Nayak vs. Chander Singh and Anr., passed by Addl. Senior Civil Judge, Central District, Tis Hazari Court, Delhi. The appeal against this judgment was also dismissed.

Let the record of this civil suit be summoned for the next date of hearing.

Put up for further arguments on **04.06.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 132/24

28.04.2026

Present : Sh. Diwanshu Pandit, Ld counsel for the appellant joined through VC along with appellant in person.
Sh. S. Adil Hussain, Ld counsel for the respondent along with Sh. Rakesh Kumar, AE(B).

Reply to the application to place on record the additional documents filed by the MCD. Copy supplied to the appellant.

Ld. counsel for the appellant seeks time to go through the reply and to argue the matter.

At request, put up for arguments on the aforesaid application as well as appeal on **28.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 145/24

28.04.2026

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

An adjournment is sought on behalf of the Ld. counsel for respondent as he is not available today being out of station.

At request of ld counsel for the respondent, put up for arguments on **12.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 851/24

28.04.2026

Present : Ms. Anam Sahar, Ld counsel for the appellant.
Sh. Pritish Sabharwal, Ld counsel for the respondent
joined through VC.

It is stated by the Id. counsel for the appellant that earlier the regularization application was rejected on the ground that the subject property falls in unauthorized colony, but now the Govt. has permitted for regularization of properties in 1511 unauthorized colony and the subject property falls in one of those colony and the appellant will apply afresh for regularization.

Let the appellant to file such application within 4 weeks from today and subject to outcome of that application, put up for arguments on appeal on **21.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 890/24

28.04.2026

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.
Sh. Pritish Sabharwal, Ld counsel for the respondent
joined through VC.

Regularization application of the appellant is still under process and the appellant has already deposited Rs. 35,000/- towards process fees of the regularization application and it is further stated that all the non-compoundable deviations have been removed as pointed out by the MCD. Further, a final inspection is to be done in the property before deciding this application.

In these facts, the MCD is directed to file further status report in this regard on next date of hearing.

Put up for awaiting report and arguments on **22.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 70/25

28.04.2026

Present : Ms. Parul Agarwal, Ld counsel for the appellant.
Sh. Santosh Kumar, L.d counsel for Sh Avishek Kumar,
counsel for the respondent.

An adjournment is sought on behalf of the respondent on the ground that wife of appellant of the main counsel is not well.

In the interest of justice one more opportunity is granted to the respondent to address the arguments in the matter. Put up for arguments on **10.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 453/25

28.04.2026

Present : Sh. Amandeep Singh, Ld counsel for the appellant along with appellant.
Sh. Dharamvir Gupta, Ld counsel for the respondent.

Ld. counsel for the appellant has placed on record an order dated 17.04.2026 passed by Hon'ble High Court in W.P.(C) no. 5117/2026 preferred by the appellant seeking several reliefs including decision of their application for regularization of the proposed extensions as per law.

The Hon'ble High Court has directed the L&DO to dispose of the regularization application within 6 weeks from 17.04.2026.

In view of the same, put up for arguments on this appeal on **11.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 611/25

28.04.2026

Present : Sh. K.P. Singh, Ld counsel for the appellant.
Sh. Sagar Kumar, Ld counsel for the respondent.

Part arguments heard.

As per the appellant his regularization application has not yet been decided by the respondent whereas Ld. counsel for the respondents states that the appellant failed to comply with the Invalid Notice dated 04.12.2025. As per appellant he never received this Invalid Notice.

Let the record of regularization application be produced on or before the next date of hearing.

Put up for further arguments on **09.06.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 787/25

28.04.2026

Present : Sh. Sanjay Aggarwal, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent with
Sh. Ashok Kumar, ASO, NDMC.

An affidavit along with three photographs and pen drive
filed by the appellant. Copy supplied.

Arguments heard.

Put up for order on **29.05.2026**

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026

A.No. 496/17 & 738/17

28.04.2026

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

Matters are listed for orders.

I have perused the record. The appellants purchased the subject property no. 500-501, Katra Asharfi and backside 1050, Gali Hira Nand, Maliwara, Delhi-110006 on 07.08.2015 and the site plan of the subject property was annexed with the sale deeds which show construction at the third floor. The demolition order dated 03.07.2017 and the sealing order dated 29.07.2017 which are under challenge in these appeals are in respect of unauthorized construction at third floor in the shape of hall and coverage of jaal. These orders were passed on the basis of a report prepared by the Local Commissioner. The perusal of that report show that in a suit filed by the vendor of the appellants, a Local Commissioner filed his report dated 01.06.2004 and the rough site plan prepared by him show that there was no construction on third floor as on that day except of room, tin shed and barsati. This clearly shows that the existing construction at third floor was after 01.06.2014 and prior to 07.08.2015 when the appellants purchased the same.

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The cutoff date of protection under unauthorized construction for the subject property is 08.02.2007 under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011. The house tax record filed by the appellants show that it was a three storied building in 1958-1959 and the third floor was added on 28.01.2013. The complete house tax record has not been filed by the appellants and it is stated that same is not in possession of the appellants as they purchased the property only on 07.08.2015.

In these facts, MCD is directed to produce the entire property tax record of the property no. 500-501, Katra Asharfi and backside 1050, Gali Hira Nand, Maliwara, Delhi-110006 on the next of hearing, which will be helpful to ascertain the date of construction at third floor.

Put up for compliance of this on 08.06.2026.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.04.2026