PUBLIC GRIEVANCES COMMISSION
(Govt. of NCT of Delhi)
M-Block, Vikas Bhawan, IP Estate, New Delhi – 110110
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Order under Para 2(B) of the PGC Resolution No F.4/14/94-AR dated 25.9.1997

Date of hearing: 15th October, 2026

Complainant	:	Shri Pankaj Trehan
Respondent	:	The Commissioner, Municipal Corporation of Delhi, Dr. Shyama Prasad Mukherjee Civic Centre, Delhi-110002 Through : Shri Shailendra Singh, AE (Bldg.).SSZ, MCD
Grievance No.	:	PGC/2026/A-II/MCD/416

1. Brief Facts of the Case

The complainant Shri Pankaj Trehan has filed a grievance in the Commission, stating that MCD has not taken any action on his grievances/complainants forwarded by the PGC to MCD on 13.11.2025 and 26.11.2025 regarding illegal construction/encroachment by the residents of the Ekta Apartments, Geeta Colony, Delhi-110031 with the connivance of MCD officials of Building Department (Blodg.-I), Shahdara -South Zone. He has requested the Commission to look into the matter and take appropriate action against the wrongdoers.

2. Facts emerged during the hearing

2.1 The complainant is present.

2.2 Shri Shailendra Singh, AE (Bldg.), SSZ, MCD is present and submitted action taken report, stating the following :-

In reference of the grievance submitted in PGC by Sh. Pankaj Trehan, R/o H. No. 11, Ekta Apartments, Geeta Colony, Delhi-110031, listed for hearing on 28.09.2026, it is submitted that status report was filed vide no. DC/Sh(S)/2026/D-1193 dated 01.06.2026 on 02.06.2026 and vide no. DC/Sh(S)/2026/D-1262 dated 29.07.2026 on 03.08.2026. Further, hearing notice for 28.09.2026 was received in the office of PIO/EE(Bldg.)-1, Shahdra South Zone on 25.08.2026

vide diary no. 3069 for submitting further status report and thereafter Hon'ble Commission rescheduled NDOH to 15.10.2026.

Now, In compliance with the above said order dated 13.08.2026, present status report as per record is as under:

Para No.	Status report regarding illegal construction/encroachment by the residents of the Ekta Apartments, Geeta Colony, Delhi – 110031				
3.1	**S. No.**	**Property No.**	**Booking Status**	**Action Taken**	**Remarks**
	1	Flat No. 41, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of covering of common shaft against standard building plan on 20.09.2021. Further demolition order passed on 12.10.2021.	1. Action could not be taken on 14.09.2022 due to non-availability of police force. 2. Demolition action taken on 21.04.2023; brick partition wall in shaft area demolished. 3. Property was inspected on 17.07.2026 and found that there wall between Flat no. 41 and 42 which was found removed by owner at the time of inspection. The shaft is now open to sky.	
	2	Flat No. 42, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of covering of common shaft against standard building plan on 20.09.2021. Further demolition order passed on 12.10.2021.	1. Action could not be taken on 14.09.2022 due to non-availability of police force. 2. Demolition action taken on 21.04.2023 and demolished brick partition wall in shaft area. 3. Property inspected on 17.07.2026 and found that there was a common wall between flat nos. 41 and 42 which was found removed by owners at the time of inspection. The Shaft is now open to sky.	
	3	Flat No. 43,	Booked for u/c in	1. Action could not be	

		Ekta Apartment, Geeta Colony	the shape of covering of common shaft against standard building plan on 20.09.2021. Further demolition order passed on 12.10.2021.	taken on 21.04.2023 due to shortage of time. 2. Demolition action taken on 16.06.2026 in the shape of demolishing concrete of shaft area vide pneumatic hammer in presence of police force. The Reinforcement is not cut due to safety purpose. The owner requested that he will cut the reinforcement himself safely. 3. The property was Inspected on 17.07.2026 and found that the reinforcement has already been cut by the owner himself. The Shaft is clear to sky.	
	4	Flat No. 44, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of covering of common shaft against standard building plan on 20.09.2021. Further demolition order passed on 12.10.2021.	1. Action could not be taken on 25.05.2022 due to shortage of time. 2. Action could not be taken on 14.09.2022 due to non-availability of police force. 3. Action could not be taken on 21.04.2023 due to shortage of time. 4. Demolition action taken on 16.06.2026 in the shape of demolishing concrete of shaft area vide pneumatic hammer in the presence of police force. The Reinforcement is not cut due to safety purpose. The owner requested that he will cut the reinforcement himself safely. 5. The property was Inspected on 17.07.2026	

				and found that the reinforcement has already been cut by the owner himself. The shaft is clear to sky.	
	5	Flat No. 45, Ekta Apartment, Geeta Colony	Booked for unauthorised construction in the shape of covering of common shaft against standard building plan on 20.09.2021. Further demolition order passed on 12.10.2021.	1. Action taken on 30.12.2021 in the shape of partly demolishing brick partition wall of covered common space. 2. Action taken on 25.05.2022 and during demolition action, demolished the brick wall with the help of labour. 3. Demolition action taken on 16.06.2026 in the shape of demolishing concrete of shaft area vide pneumatic hammer in the presence of police force. The Reinforcement is not cut due to safety purpose. The owner requested that he will cut the reinforcement himself safely. 4. The property was Inspected on 17.07.2026 and found that the reinforcement has already been cut by the owner himself. The shaft is clear to sky.	
	6	Flat No. 46, Ekta Apartment, Geeta Colony	Booked for unauthorised construction in the shape of covering of common shaft against standard building plan on 20.09.2021. Further demolition order passed on	1. Action taken on 30.12.2021 in the shape of partly demolishing brick partition wall of covered common space. 2. Action taken on 25.05.2022 and during demolition action, demolished the brick wall with the help of labour.	

			12.10.2021.	3. Demolition was action taken on 16.06.2026 in the shape of demolishing concrete of shaft area vide pneumatic hammer in the presence of police force. The Reinforcement is not cut due to safety purpose. The owner requested that he will cut the reinforcement himself safely. 4. The property was inspected on 17.07.2026 and found that the reinforcement has already been cut by the owner himself. The shaft is clear to sky.	
	7	Flat No. 47, Ekta Apartment, Geeta Colony	Booked for unauthorised construction in the shape of covering of common shaft against standard building plan on 20.09.2021. Further demolition order passed on 12.10.2021.	1. Action could not be taken on 14.09.2021 due to non availability of police force. 2. Action could not be taken on 21.04.2023 due to shortage of time. 3. Demolition action was taken on 01.07.2026 in the shape of demolishing concrete of shaft area vide pneumatic hammer in the presence of police force. The Reinforcement is not cut due to safety purpose. The owner requested that he will cut the reinforcement himself safely. 4. The property was inspected on 17.07.2026 and found that the reinforcement has already been cut by the owner	

				himself. The shaft is clear to sky.	
	8	Flat no. 48, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of covering of common shaft against standard building plan on 20.09.2021. Further, demolition order passed on 12.10.2021.	1. Action taken on 30.12.2021 in the shape of partly demolishing brick partition wall of covered common space. 2. Action taken on 25.05.2022 and during the demolition action, demolished the brick wall with the help of labour. 3. Demolition action was taken on 01.07.2026 in the shape of demolishing concrete of shaft area vide pneumatic hammer in the presence of police force. The reinforcement is not cut due to safety purpose. The owner requested that he will cut the reinforcement himself safely. 4. The property was inspected on 17.07.2026 and found that the reinforcement has already been cut by the owner himself. The shaft is clear to sky.	
	9	Flat No. 2, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of deviation/excess coverage from standard building plan (property is	1. Vacation notice issued against the property vide no. EE(B)-1/Shah(S)/2026/D-1862 dated 11.09.2026. 2. Demolition action could	

			occupied) on 20.05.2026. After due process, Demolition order in r/o the property issued vide no. 59/B/UC/SS/2026 dated 23.07.2026.	not be taken on 17.09.2026 due to shortage of time. 3. Further demolition action has been fixed for 29.10.2026.	
	10	Flat No. 3, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of deviation/excess coverage from standard building plan (property occupied) on 20.05.2026. After due process, demolition order in r/o the property issued vide no. 60/B/UC/SS/2026 dated 23.07.2026.	1.Vacation notice issued against the property vide no. EE(B)-1/Shah(S)/2026/D-1861 dated 11.09.2026. 2. Demolition action could not be taken on 17.09.2026 due to shortage of time. 3. Further demolition action has been fixed for 29.10.2026.	
	11	Flat No. 4, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of deviation/excess coverage from standard building plan (property is occupied) on 20.05.2026. After due process, demolition order in r/o the property issued vide no. 61/B/UC/SS/2026 dated 23.07.2026.	1.Vacation notice issued against the property vide no. EE(B)-1/Shah(S)/2026/D-1860 dated 11.09.2026. 2. Demolition action could not be taken on 17.09.2026 due to shortage of time. 3. Further demolition action has been fixed for 29.10.2026.	
	12	Flat No. 40, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of construction of room on roof of flat against standard building plan (property is	1.Vacation notice issued against the property vide no. EE(B)-1/Shah(S)/2026/D-1859 dated 11.09.2026. 2. Demolition action could not be taken on 17.09.2026	

			occupied) on 20.05.2026. After due process, demolition order in r/o the property issued vide no. 62/B/UC/SS/2026 dated 23.07.2026.	due to shortage of time. 3. Further demolition action has been fixed for 29.10.2026.	
	13	Flat No. 71, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of construction of room on roof of flat against standard building plan (property is occupied) on 20.05.2026. After due process, demolition order in r/o the property issued vide no. 63/B/UC/SS/2026 dated 23.07.2026.	1.During demolition action on 17.09.2026, it was found that the flat owner has already demolished the unauthorised construction.	
	14	Flat No. 63, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of construction of room on roof of flat against standard building plan (property is occupied) on 20.05.2026. After due process, demolition order in r/o the property issued vide no. 64/B/UC/SS/2026 dated 23.07.2026.	1.During the demolition action on 17.09.2026, it was found that the flat owner has already demolished the unauthorised construction.	
	15	Flat No. 64, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of construction of room on roof of flat against standard	1.During the demolition action on 17.09.2026, it was found that the flat owner has already demolished the	

			building plan (property is occupied) on 20.05.2026. After due process, demolition order in r/o the property issued vide no. 65/B/UC/SS/2026 dated 23.07.2026.	unauthorised construction.	
	16	Flat No. 80, Ekta Apartment, Geeta Colony	Booked for u/c in the shape of deviation/excess coverage from standard building plan (property is occupied) on 20.05.2026. After due process, demolition order in r/o the property issued vide no. 66/B/UC/SS/2026 dated 23.07.2026.	1.Vacation notice issued against the property vide no. EE(B)-1/Shah(S)/2026/D-1863 dated 11.09.2026. 2. Demolition action could not be taken on 17.09.2026 due to shortage of time. 3. Further demolition action has been fixed for 29.10.2026.	

Photographs taken during the demolition action on various dates with GPS location are enclosed herewith for ready reference.

Further, several representations received from the flat owners of Ekta Apartment, Geeta Colony, submitting that the grievance concerning the subject matter is presently pending adjudication before the PGC and that coercive action would render the pending proceedings before the PGC infructuous and would cause grave and irreparable prejudice....."

3. Directions of PGC

3.1 Ms. Shikha Rai with some other objectors came in the hearing. The Commission has directed the other objector to file an application to be included as a party in the case.

PRATYUSH KANTH
MEMBER
Public Grievances Commission
Govt. of NCT of Delhi
M-Block, Vikas Bhawan,
New Delhi-110002

Also, the Commission directs the MCD not to take any coercive action.

3.2 An action taken report shall be filed in the Commission in the next hearing, fixed for 1st March, 2027 at 2.30 p.m.

PRATYUSH KANTH
MEMBER
Public Grievances Commission
Govt. of NCT of Delhi
M-Block, Vikas Bhawan,
New Delhi-110002

29/10

(PRATYUSH KANTH)
MEMBER(PGC)

F.No. PGC/2026/A-II/MCD/416 11928-932 d/c Dated : 3/11/26

1. The Commissioner (MCD), Dr. Shyama Prasad Mukherjee Civic Centre, Minto Road, New Delhi-110002
2. The Deputy Commissioner, Municipal Corporation of Delhi, Shahdara South Zonal Office, 419, Udyog Sadan, Patparganj Industrial Area, Patparganj, New Delhi-110096.
3. The Technical Officer (PGC) with the direction to upload the same on the web-site of PGC.
4. The complainant Shri Pankaj Trehan, H.No. 11, Ekta Apartments, Geeta Colony, Delhi-110031 (Mob. No. 9891043480)
5. Ms. Shikha rai, R/o Flat No. 80, Ekta Apartment, Geeta Colony, Delhi – 110031 (Mobile No. 9910843488)