

PUBLIC GRIEVANCES COMMISSION
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI
I.P. Estate (near ITO), Vikas Bhawan, M-Block, New Delhi-110110
Tel Nos. 011-23379900-01 Fax No.011-23370903
E mail: pgcdelhi@nic.in

Order under Para 2(B) of the PGC Resolution No F.4/14/94-AR dated 25.09.1997

Date Of Hearing : 21.09.2026

Complainant : Mohd. Gulfam Quershi (Diary No.3531/8/26)

Respondent : The Commissioner,
Municipal Corporation of Delhi,
Dr. Shyama Prasad Mukherjee Civic Centre,
Minto Road, New Delhi – 110002.

Grievance No. : PGC/2026/A-II/MCD/638

1. Brief facts of the complaint

The complainant has filed the present grievance regarding alleged unauthorised construction at Property No. T-456, Gali Pahar Wali, Ahata Kidara, Sadar Bazar, Delhi-110006. The complainant states that the property is an old and dilapidated building which had previously been sealed by the Municipal Corporation of Delhi (MCD). He claims that the seal has been broken and unauthorised construction is continuing on the fifth and sixth floors of the building. The complainant further alleges that the ongoing construction has caused cracks in the walls of the fourth floor, thereby raising concerns regarding the structural safety of the building. The complainant has also referred to an order dated 29.05.2014 passed by the Hon'ble Delhi High Court in W.P.(C) No. 3400/2014 and CM No. 7004/2014, and has sought appropriate action by MCD against the unauthorised construction.

2. Proceedings in the Public Grievance Commission

The PGC has convened the 1st hearing in the matter on 21.09.2026.

3. Facts emerged during the proceedings

The complainant was present to pursue his grievance. No representative of the respondent department, MCD, appeared before the Commission. During the hearing, the complainant reiterated that the property had previously been sealed by MCD, but that the seal had subsequently been broken and construction was continuing on the fifth and sixth floors. The complainant submitted photographs of the property showing the ongoing construction on

the upper floors and cracks in the walls of the fourth floor. He expressed concern regarding the structural safety of the building in view of its existing condition and the additional construction being undertaken. The complainant also placed on record a copy of a Vacation Notice dated 15.01.2021 issued by MCD in respect of the property. In the absence of a representative of the MCD, the present status of the property and the action taken by the department could not be ascertained during the hearing.

4. Observations of the Commission

The Commission takes note of the absence of any representative of MCD at the hearing, particularly in view of the allegations concerning ongoing unauthorised construction and the structural safety of the building. The complainant has alleged that the property had previously been sealed by MCD, but that the seal has been broken and further construction is being undertaken on the fifth and sixth floors. He has also submitted photographs indicating cracks in the walls of the fourth floor. The Commission observes that the allegations concerning the breaking of the seal, continuation of construction despite earlier enforcement action, and the structural implications of the construction on the 5th and 6th floors require examination by the respondent department. The MCD is therefore required to conduct a site inspection, verify the present condition of the property, and clarify the nature and extent of the enforcement action already taken, as well as any further action required in accordance with the provisions of the DMC Act.

5. Directions

The Commission directs the Commissioner, MCD, to have the matter examined by the concerned officers of the Building Department and ensure that a comprehensive Action Taken Report is submitted before the Commission by the next date of hearing. The ATR is to specifically address the following:

- 1) The MCD officer is directed to conduct a site inspection of Property No. T-456, Gali Pahar Wali, Ahata Kidara, Sadar Bazar, Delhi-110006, and submit a report regarding the number of floors constructed, the nature and extent of any ongoing construction, and whether such construction is authorised.
- 2) The department is directed to verify whether the property had previously been sealed by the MCD and, if so, provide the particulars of the sealing action, including the date of sealing and the present status of the seal. The department is to specifically check

whether the seal has been broken or tampered with and report the action taken in this regard.

- 3) The department is to furnish details of the action previously taken against the property, including the notices and orders issued, the Vacancy Notice dated 15.01.2021, and any demolition, sealing or other enforcement action undertaken.
- 4) The department shall examine the cracks reported by the Complainant in the walls of the fourth floor and assess whether the ongoing construction poses a risk to the structural safety of the building or its occupants. Appropriate action is to be taken in accordance with the applicable laws, wherever necessary.
- 5) The department shall state what further action, if any, is required against the alleged unauthorised construction and take appropriate action in accordance with the provisions of the DMC Act. The ATR shall specify the action taken and the present status of the enforcement proceedings.

An officer of the MCD, duly conversant with the facts and record of the case, shall remain present before the Commission on the next date of hearing along with the ATR. The matter is adjourned to the next date of hearing.

The next date of hearing is fixed for **27.10.2026 at 11.30 am.**

No.F.PGC/2026/A.II/MCD/638 9916

To,

1. The Commissioner, Municipal Corporation of Delhi, Dr. Shyama Prasad Mukherjee Civic Centre, Minto Road, New Delhi – 110002.

2. The Technical Officer (PGC) to upload this order on the website of the PGC.

Copy for information to:

3. Mohd. Gulfam Qureshi, H.No.7345, Gali Gardhiyya Sadar Nala Road Quresh Nagar, Sadar Bazar, Delhi 110006. M. no. 9213957009


(Ms. Shefali Sewak)
Part-Time MEMBER (PGC)
Dated: 22/9/26


(Ms. Shefali Sewak)
Part-Time MEMBER (PGC)