PUBLIC GRIEVANCES COMMISSION
(Govt. of NCT of Delhi)
M-Block, Vikas Bhawan, IP Estate, New Delhi – 110110
Tel. No. 011-23379900, 23379901, Fax No. 011-23370903
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Order under Para 2(B) of the PGC Resolution No F.4/14/94-AR dated 25.9.97

Date of hearing: 29.10.2026

Complainant	:	Sh. Subhash Chand Gupta,
Respondent	:	Deputy Commissioner, Shahadara North Zone, Municipal Corporation of Delhi
Grievance No.	:	PGC/2025/MCD/158

1. **Brief facts of the complaint**

Shri Subhash Chand Gupta has filed a grievance in PGC regarding unauthorized construction in property No. 1/5707, Balbir Nagar, Shahadara, Delhi-110032 and inaction by the officers of Shahadara North Zone, Municipal Corporation of Delhi.

2. **Proceedings in the Public Grievances Commission**

The PGC has convened eleventh hearing in the matter on 29.10.2026, wherein the following were present :

Shri Ashish Porwal,
Jr. Engineer (Bldg.)
Shahadara North Zone

3. Relevant facts that emerged during the hearing :

Shri Ashish Porwal, Jr. Engineer (B), Shahadara North Zone was present in the hearing and submitted a status report stating that :

"Status Report in respect of property bearing No. 1/5707 (Old No. 1260-B/6, Kh.No. 2276/24 & 2269/241, Balbir Nagar, Shahdara, Delhi-32.

As earlier reported, The property No. 1/5707 (Old No. 1260-B/6, Kh.No. 2276/24 & 2269/241, Balbir Nagar, Shahdara, Delhi-32 has been booked vide booking file no. 82/B-II/UC/SH-N/2025 dated 04.09.2025. The reply of the show cause notice dated 04.09.2025 has been received in this office on 26.09.2025 therein he states for granting the hearing and after examining the reply, the hearing has been granted on 14.10.2025 at 10:30 AM. On the date of hearing,

Sh. Rajesh Kumar, of the co-owner attended the hearing and he submitted that an application for regularization for the compoundable portion of the property already to the department on 04.09.2025. The Department scrutinized the regularization file no. 19/B-II/SHN dated 04.09.2025 and observations / short comings has been communicated to the applicant vide letter no. EE(B)-II/SNZ/2025/D-404 dated 28.10.2025. A reply has been submitted by the applicant with few documents. After examining the reply by the department, the regularization file has been rejected and communicated to the applicant vide letter no. EE(B)-II/Sh.-N/2025/D-421 dated 18.11.2025. Hence, order of demolition of building has been issued on 19.11.2025 for compliance of the same. It is also submitted that a Work Stop Notice dated 14.10.2025 issued to the SHO, PS-Shahdara to stop the construction activities in the shape of non-compoundable deviation. It is also submitted that in the Show Cause Notice issued on 04.09.2025, it was mentioned that the non-compoundable construction work will be stopped immediately. It is further submitted that the sealing file has also been initiated and sealing show cause notice dated 24.11.2025 has been sent through speed post on 29.11.2025. No reply of the sealing show cause notice dated 24.11.2025 has been received within stipulated period. Thereafter, sealing order passed by Competent Authority on 30.12.2025. The demolition action could not be taken due to impose of GRAP-IV in month of December-2025. The demolition program was scheduled for 06.01.2026 and demolition action was taken at the terrace by demolishing walls and shed and sealing action was also taken by sealing main entrance of third floor. On 14.02.2026, the action taken on another ward property in the jurisdiction of PS-Shahdara after that demolition action taken on subject property at second floor by demolishing walls of one room of the subject property. Demolition /sealing program was fixed for 27.02.2026 & 07.05.2026 but the same could not be executed due to non-availability of police force. The demolition/sealing program was fixed for 03.07.2026 and demolished a wall at top floor and further action could not be taken as the property was residentially occupied. Hence a vacation letter dated 03.07.2026 was issued to the owner and concerned SHO to vacate the property. Multiple actions are taken from time to time. The department is scheduling priority of actions as prescribed in SOP dated 29.01.2024. The department is bound to take action further. Further demolition /sealing program was fixed for 18.11.2026 and the same will be taken on the availability of police force.

Report is submitted accordingly."

4. **Recommendations of the Commission** :

4.1 Executive Engineer (B)-II, Shahadara North Zone is advised to take further necessary action in the matter, as per provisions of the DMC Act to take the matter to a logical conclusion and submit an Action Taken Report in the Commission on the next date of hearing.

4.2 Deputy Commissioner, Shahadara North Zone, Municipal Corporation of Delhi is advised to ensure that further necessary action in the matter is taken by

the concerned officers as per provisions of the DMC Act and an action taken report is submitted in the Commission on the next date of hearing.

5. **Next Date of Hearing** : 29.12.2026 at 11.30 A.M.

04/11/26

(R.P.UPADHYAYA), IPS (RETD.)
MEMBER

No. PGC/2025/MCD/158/ 11911-912 Dated: 3/11/26

To:

1. Deputy Commissioner, Shahadara North Zone, Municipal Corporation of Delhi, Keshav Chowk, Near Welcome Metro Station, Delhi – 110053

2. Executive Engineer (B)-II, Shahadara North Zone, Municipal Corporation of Delhi, Keshav Chowk, Near Welcome Metro Station, Delhi – 110053