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
Website : www.pgc.delhigovt.nic.in E-mail :pgcdelhi@nic.in

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/159

1. Brief facts of the complaint

Sh. Subhash Chand Gupta has filed a grievance in the Commission regarding unauthorized construction in property No. 1/11125 Subhash Park, Naveen Shahadara, Delhi near Mandir, Delhi – 110032 and inaction by the officers of Shahadara North Zone.

2. Proceedings in the Public Grievances Commission

The PGC has convened 11th hearing in the matter on 29.10.2026 wherein the following was 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 :

Action Taken/further Status Report in respect of property bearing No. 1/11125, Gali No. 10, Subhash Park, Naveen Shahdara, Delhi-32

That, as reported earlier that the property No. 1/11125, Gali No. 10, Subhash Park, Naveen Shahdara, Delhi-32 (property was occupied) has been booked vide booking file no. 74/B-II/UC/SH-N/2025 dated 05.08.2025 and Order of the Demolition of the Building dated 03.09.2025 u/s 343 of the DMC Act has also been issued to owner/occupier.

It is further submitted that the no reply of notice dated 03.09.2025 has been received in this office within stipulated period. Hence, demolition order has been passed on 10.10.2025.

It is further submitted that the letters for disconnection of water supply and electricity has been sent to the Delhi Jal Board and BYPL respectively. A letter has also been sent to Sub-Registrar for not permitting the sale and purchase of the said property without clearance from the MCD.

It is submitted that the demolition action program was fixed for 28.10.2025, action could be taken due to non-availability of police force. Further demolition action was planned on 14.11.2025 but the same could not be executed due to GRAP-III. The demolition action could not be taken due to impose of GRAP-IV in month of December-2025. The demolition program was scheduled for 12.01.2026 but the demolition action could not be executed due to action taken on another court case property. It is also submitted that the due to arrangement of Republic Day, the adequate police force could not be provided in the month of January-2026. The demolition action was fixed on 06.02.2026 but the same could not be executed due to non-availability of police force. As informed by the police officials that the police staff is occupied in AI Summit-2026. The next demolition action program was taken 23.03.2026 and demolished chajja on first floor, further demolition action could not be executed due to heavy resistance by property owner and local people, Demolition / sealing program was fixed for 27.04.2026 but the same could not be executed due to non-availability of police force. The demolition / sealing program was fixed for 19.06.2026 but the same could not be executed due to property was occupied and police official could not be got property vacated. The demolition / sealing program was fixed for 24.09.2026 but the same could not be taken as the action was taken on another property being the Fifth Floor. Further demolition/sealing program was fixed for 20.11.2026 and the same will be taken on the availability of police force.

Report is submitted accordingly."

4. **Recommendations of the Commission** :

4.1 Ex. 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 and an action taken report is submitted in the Commission on the next date of hearing.

4. **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/159/ 11913-914 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