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: 04.11.2026

Complainant	:	Sh. Subhash Chand Gupta,
Respondent	:	Deputy Commissioner, Shahadara North Zone, Municipal Corporation of Delhi
Grievance No.	:	PGC/2025/MCD/182

1. Brief facts of the complaint

Sh. Subhash Chand Gupta has filed a grievance in the Commission regarding unauthorized construction in property No. 1/2130, Gali No.18, Modern Shahadara, East Ram Nagar, Shahadara, 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 04.11.2026, wherein the following were present :

Complainant	:	Absent
Respondent	:	Sh. Vivek Marcha, JE(B)/ Shahadra North Zone

3. Relevant facts that emerged during the hearing :

Shri Vivek Marcha, JE(B), Shahadara North Zone was present in the hearing and submitted a status report stating that :

"Status Report in respect of property bearing No. 1/2129 & 1/2130, Gali No. 18, Kh.No. 137/1, 144, 145, Situated at East Ram Nagar, Illaqa Shahdara, Delhi-32.

The property No. 1/2129 & 1/2130, Gali No. 18, Kh.No. 137/1, 144, 145, Situated at East Ram Nagar, Illaqa Shahdara, Delhi-32 was inspected by the concerned area Junior Engineer (Bldg.) on 18.08.2025 and found that deviation against Sanction Building Plan from SBP ID No. 20013210 dated 03.08.2024 at Stilt Floor to Third Floor. and the same has been booked vide booking file no. 79/B-II/UC/SH-N/2025 dated 18.08.2025. The show cause notice dated

18.08.2025 under section 343 & 344 (i) of the DMC Act has been issued to Ms. Nidhi Gupta through speed post on 20.08.2025. No reply of the Show Cause Notice was received within stipulated period. In furtherance to this, order of demolition of building has been issued on 22.09.2025 through speed post on 26.09.2025 and demolition order has been passed on 17.10.2025.

It is further submitted that sealing file has been initiated and sealing show cause notice dated 17.10.2025 has been sent through speed post on 24.10.2025 but no reply of sealing show cause notice has been received within stipulated period. Hence, sealing order has been passed on 13.11.2025 by the Competent Authority.

A regularization file has also been received in this office vide no. 22(R)/B-II/SHN dated 31.10.2025 and Invalid Notice has already been issued on 18.11.2025 and sent through speed post on 20.11.2025. The regularization file has been rejected on 18.12.2025.

It is submitted that the demolition action could not be taken due to impose of GRAP-III & GRAP-IV restriction on 14.10.2025, 19.10.2025, 21.11.2025 & 13.12.2025. The demolition action scheduled on 16.01.2026 but the action could not be taken due to heavy public hindrance. GRAP-IV again imposed w.e.f. 17.01.2026. 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 program was fixed for 11.02.2026 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 demolition action program was fixed for 10.03.2026 but the same could not be executed due to non-availability of police force. Demolition action was fixed for 29.04.2026 but the same could not executed as strike by Safai Karamcharies. A special demolition programme fixed on 30.10.2026 but same could not be executed due to heavy rain.It is further submitted that the complainant has not attended the previous hearings held before the Hon'ble PGC. 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 28.11.2026 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 again 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.

5. **Next Date of Hearing** : 15.12.2026 at 11.30 A.M.

05/11/26

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

No. PGC/2025/MCD/182/ 12337-3389 Dated: 9/11/26

To:

1. Deputy Commissioner, Shahadara North Zone, Municipal Corporation of Delhi, Keshav Chowk, Near Welcome Metro Station, Delhi – 110053 (011-22824647)

2. Executive Engineer, (B)-II, Shahadara North Zone, Municipal Corporation of Delhi, Keshav Chowk, Near Welcome Metro Station, Delhi – 110053 (011-22824647)

Copy for information to :

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