

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: 21.10.2026

Complainant : Sh. Subhash Chand Gupta,
Respondent : Deputy Commissioner,
Shahadara North Zone, MCD
Grievance No. : PGC/2025/MCD/224

1. Brief facts of the complaint

Sh. Subhash Chand Gupta has filed a grievance in the Commission regarding unauthorized construction in property No. D-16-A Mansarowar Park, Shahadara, Delhi – 110032 and inaction by the officers of Shahadara North Zone.

2. Proceedings in the Public Grievances Commission

The PGC has convened ninth hearing in the matter on 21.10.2026, wherein the following were present :

Complainant : Absent
Respondent : Sh. Saurabh Jain, JE(B),
Shahadara North Zone

3. Relevant facts that emerged during the hearing :

Sh. Saurabh Jain, 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. 16-A, D-Block, M.S.Park, Shahdara, Delhi-32.

The property No. 16-A, D-Block, M.S.Park, Shahdara, Delhi-32 was constructed after getting Sanction Building Plan ID No. 20010742 at Stilt Floor, Ground Floor, First Floor, Second Floor & Third Floor. The property has been inspected on 23.09.2025 and the deviations are found against Sanction Building Plan and the action has been initiated by way of booking the property. Accordingly, the property has been booked vide booking file no. 89/UC/B-II/SHN/2025 dated 23.09.2025, Deviation against SBP ID No. 20010742 at Stilt Floor to Third Floor. The Show Cause Notice dated 23.09.2025 has been sent through speed post on 26.09.2025 and the same has been pasted at site on 09.10.2025. A reply has been received on 14.10.2025 wherein the applicant submitted that the deviations will be removed by himself and requested for personal hearing. The hearing was granted him on 11.11.2025, on the day of hearing, applicant submitted he will apply for regularization of building and he also submitted that the deviation will be removed by himself and the hearing is closed. Thereafter, order of demolition of building has been issued on 12.11.2025 for compliance of the same. But no reply of the same has been received within stipulated period. Demolition order has been passed on 12.12.2025 (After revocation of GRAP-IV). The demolition action could not be taken due to impose of GRAP-IV in month of December-2025. The demolition program was fixed for 16.01.2026 & 20.03.2026 but the same could not be executed due to non-availability of police force from PS-MS Park. Further action was fixed for 20.02.2026 but the same could not be executed due to AI Summit-2026. The demolition action program has again been fixed for 16.04.2026 but the action could not be executed as the action was taken another court case property. Further demolition action program was fixed for 29.04.2026 but the same could not be executed as office was closed due to demonstration / dharna by different Union of MCD (Safai Karamcharies). Further demolition action program was fixed for 24.07.2026 but the same could not be executed due to non-availability of police force from PS-MS Park. Next demolition action program has been fixed for 23.10.2026 and the same will be executed on the availability of police force from PS-MS Park.

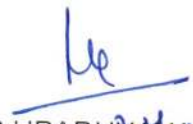
Report is submitted accordingly."

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 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 furnished in the Commission on the next date of hearing.

4. Next Date of Hearing : 23.12.2026 at 11.30 A.M.


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

No. PGC/2025/MCD/224/ 11381-383

Dated: 23/10/26

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

Copy for information to :

Shri Subhash Chand Gupta, 1/3389, Second Floor, Ram Nagar, Shahadara, Delhi- 110032