



2025:DHC:8861



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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**% **Date of Decision: 06th October, 2025**+ **W.P.(C) 15261/2025 & CM APPL. 62540/2025****RESIDENT WELFARE ASSOCIATION, E-BLOCK, PREET
VIHAR, DELHI**

.....Petitioner

Through: Mr. Sacchin Puri, Sr. Advocate with
Mr. Puneet Sharma, Mr. Utkarsh
Soni, Mr. Harshit Sharma, Mr. Dhan
Singh, Mr. Jai Choudhary, Mr.
Siddharh Goyal and Mr. Dinesh
Bhadauria, Advocates
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versus

MUNICIPAL CORPORATION OF DELHI & ORS.Respondents

Through: Ms. Shahana Farah, ASC for DDA
with Mr. Abhigyan, Ms. Reya Paul
and Ms. Amruta Padhi, Advocates
Mob: 9810006902
Mr. Sachin Singh Shahi, SC for MCD
with Mrs. Shashi Gupta, Mr. Arnav
Gupta, Advocates
Mob: 6398396980
Email: m.guptaadvocate@yahoo.in

CORAM:**HON'BLE MS. JUSTICE MINI PUSHKARNA****MINI PUSHKARNA, J (ORAL):**

1. The present writ petition has been filed seeking directions to the authorities for demolition and removal of illegal encroachments by residents of E-96 and E-97 at Preet Vihar, East Delhi-110092.
2. Learned Senior Counsel appearing for the petitioner draws the

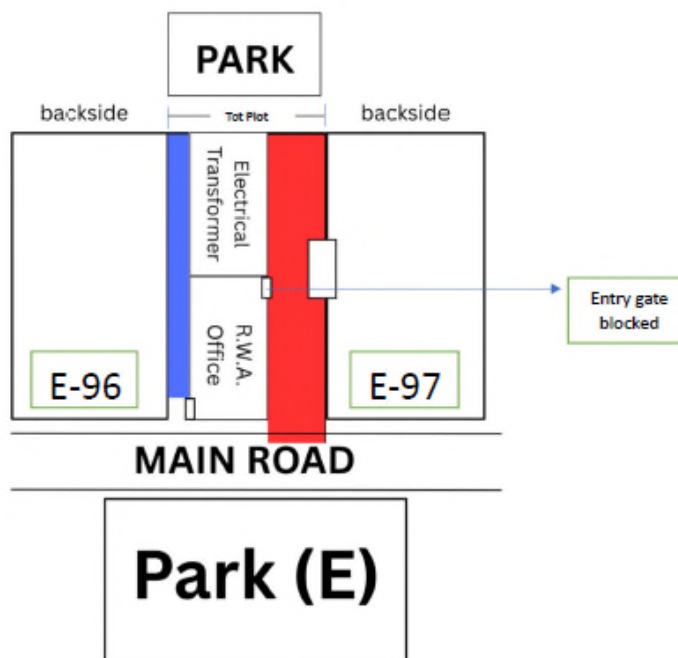


2025:DHC:8861



attention of this Court to *Annexure P-3*, which is reproduced as under:

Illustrative Diagram to understand the present scenario. Not to scale. Only for illustration purpose.



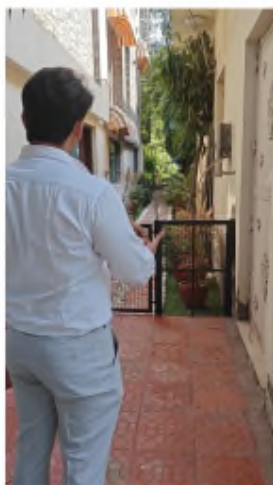
The red area highlights the encroachment and illegal construction by residents of E-97, Preet Vihar, Delhi 110092. Due to the encroachment, one of the entry gates of R.W.A. office has been blocked.

The blue area highlights the encroachment and illegal construction by residents of E-96, Preet Vihar, Delhi 110092.

3. By referring to the aforesaid document, learned Senior Counsel appearing for the petitioner submits that the areas marked as blue and red are part of public land, which have been gated unauthorizedly, with a view to obstruct the access of general public.
4. Attention of this Court is also been drawn to the photographs, three of which are reproduced as under:



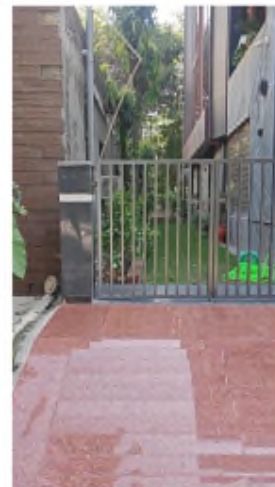
2025:DHC:8861



Illegal construction and encroachment by E-96 on the right side of R.W.A. office



R.W.A. office



Illegal construction and encroachment by E-97 on the right side of R.W.A. office

5. Learned counsels appearing for respondent nos. 1 and 2, on advance notice, submit that they shall inspect the area in question, and take requisite action, in accordance with law.

6. Accordingly, the Municipal Corporation of Delhi (“MCD”) as well as Delhi Development Authority (“DDA”) are directed to inspect the area in question, in order ascertain as to whether the area which has been gated as shown above, are part of the private plots or part of public land. Let the needful be done within a time bound manner, preferably, within a period of six weeks from today.

7. The concerned officials of the MCD and DDA shall coordinate with each other in order to carry out a joint inspection. At the time of joint inspection, the authorities shall give due notice to the occupiers of the plots in question, so that inspection is done in their presence.

8. In case, the said area which has been gated falls within the public



2025:DHC:8861



land, requisite action shall be taken by the authorities, after following the due process of law.

9. The outcome of the inspection shall be duly intimated to the Resident Welfare Association (“RWA”).

10. With the aforesaid directions, the present writ petition, along with the pending application, is disposed of.

MINI PUSHKARNA, J

OCTOBER 6, 2025

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