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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

% **Date of Decision: 08th October, 2025**

+ **W.P.(C) 9719/2021 & CM APPL. 29992/2021**

VEENA KOHLI

.....Petitioner

Through: **Mr. Wasim Ashraf, Advocate**

versus

NEW DELHI MUNICIPAL CORPORATION & ORS.

.....Respondents

Through: **Mr. Tushar Sannu, ASC-NDMC with
Mr. Vishal Ji, Advocate
(M:9911991166)**

**Mr. Febin Mathew Varghese, Mr.
Soyarchon Khangrah, Advocates for
HCC (M:9953418874)**

**Mr. Raghvendra Upadhyay Panel
Counsel GNCTD with Ms. Purnima
Jain, Mr. Madhur, Advocates for R-3
(M:9818720615)**

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

MINI PUSHKARNA, J (ORAL):

1. This Court, *vide* order dated 10th September, 2025, had noted as follows:

"1. After hearing some arguments, this Court is of the view that the petitions can be disposed of on the ground that in view of the orders passed by this Court, individual permissions have been granted by the respondents-New Delhi Municipal Council ("NDMC") to the respective unit holders in the Regal Building, Connaught Place, Delhi to carry out repair work.

2. Accordingly, if the repair work is being carried out by the individual unit holders in the Regal Building, and the units are being made structurally safe, then, the interim direction for



temporary de-sealing can be confirmed, and the properties in question can be de-sealed permanently.

3. It is clarified that wherever the applications of the respective unit holders for grant of permission for carrying out repair work is still pending with the NDMC, and the Heritage Conservation Committee ("HCC"), the said applications shall be considered expeditiously, and requisite orders shall be passed.

4. It is also directed that, in case, any of the unit holders of the Regal Building have still not applied for repair work, or work relating to strengthening the structure of the building in question, such unit holders shall apply to the NDMC forthwith.

5. Interim orders to continue.

6. Re-notify on 17th September, 2025."

(Emphasis Supplied)

2. Today, learned counsel for the New Delhi Municipal Council ("NDMC"), submits that the proposal for repair and renovation of the property bearing No. 11, Ground Floor, Regal Building, has been approved by the Heritage Conservation Committee ("HCC"). Therefore, pursuant to the said approval, the NDMC has already given its permission for carrying out the requisite repair and renovation to the petitioner on 15th April, 2025.

3. Learned counsel for the petitioner confirms the fact that they have received the permission from the NDMC in this regard.

4. Accordingly, it is directed that the petitioner shall carry out the renovation and repair of premises being 11, Ground Floor, Regal Building, expeditiously and in a time bound manner, in terms of the approval granted by the HCC and the permission granted by the NDMC.

5. Let the needful be done by the petitioner, within a period of six months from today.

6. After the renovation/repair work is completed by the petitioner, the petitioner shall inform the NDMC by written communication. Thereupon,



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the concerned official of the NDMC shall inspect the premises in question.

7. NDMC shall satisfy itself that requisite repair and renovation work has been carried out by the petitioner, in terms of the approval given by the HCC and the permission granted by the NDMC.

8. However, it is clarified that, in case, after the expiry of the six month period, the petitioner does not make the required communication to the NDMC, the NDMC is at liberty to inspect the property in question after six months, in order to assess the status of the property.

9. Accordingly, the impugned order dated 26th August, 2020, passed by the Department of Architecture & Environs, NDMC, is set aside.

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

OCTOBER 8, 2025/au

MINI PUSHKARNA, J