

**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](http://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: 11<sup>th</sup> Feb., 2019

Complainant : Sh. Sunil Kumar Goyal,  
Respondent : Deputy Commissioner (West  
Zone), SDMC  
Grievance No. : PGC/2018/MCD/38

**1. Brief facts of the complaint**

Sh. Sunil Kr. Goyal has filed a grievance in PGC regarding unauthorized construction in Flat No. D2A/8A and D2A/7A, DDA Flats, Janak Puri, New Delhi

**2. Proceedings in the Public Grievances Commission**

The PGC has convened four hearings so far in the matter and in the hearing held on 11.02.2019, the following are present:

Complainant : Present  
Respondent : Sh. Sh. Srikant Prasad, AE (B)

**3. Relevant facts emerging during the hearing**

Shri Srikant Prasad, AE (B), West Zone is present in the hearing and submitted a report stating that :

The unauthorized construction in the DDA flat bearing Nos. D-2A/7A & D-2A/8A, Janakpuri, New Delhi were booked for deviation / excess coverage against standard building plan at Ground Floor (building is old & occupied). The show cause notices were issued to the owner / occupier of the flats. Shri Gulshan Kumar owner of both the flats submitted his reply and requested for a personal hearing, which was given for 19.11.2018. The owner attended the hearing and submitted some documents. These documents were got verified from the House Tax Department & Building Department and the Dy. A & C of West

Zone, SDMC was requested to provide complete information regarding additions in the subject properties. The Dy. A&C has confirmed that the additions in the shape of covered veranda / courtyard were carried out in both the flats prior to 01.04.2000. Since the unauthorized construction carried out in the DDA Flats is prior to 2007, no action can be taken by the SDMC as per the "National Capital Territory of Delhi Laws (Special Provisions) Second Amendment Act 2017".

As far as commercial activity / misuse is concerned, there is one beauty parlor having an area of 20 sqm. The same is permissible as per MPD-2021 subject to deposit of Registration & Conversion charges. As per record, the said parlor was registered in the year 2008 and since then, the owner is regularly paying the conversion charges, therefore, no action is warranted.

**4. Directions of the PGC**

As per report submitted by Ex. Engineer (B)-I, West Zone, SDMC, no action is made out on the grievance of the complainant by the concerned civic agency, the matter stands closed at the level of this Commission.

(ASHOK KUMAR)  
CHAIRMAN

No. PGC/2018/MCD/38/

Dated :

Copy to:

1. Shri Aman Gupta, Deputy Commissioner (West Zone), SDMC, Community Centre, Vishal Enclave, Near Rajouri Garden Police Station. Delhi-110027
2. Shri Harminder Pal Singh, Ex. Engineer (B), West Zone, SDMC, Community Centre, Vishal Enclave, Near Rajouri Garden Police Station, Delhi – 110027
3. Shri Sunil Kumar Goyal