

**PUBLIC GRIEVANCES COMMISSION**  
(Govt. of NCT of Delhi)  
M-Block, Vikas Bhawan, IP Estate, New Delhi – 110110  
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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: 22<sup>nd</sup> Oct., 2020

Complainant : Smt. Raj Kumari  
Respondent : Deputy Commissioner  
Rohini Zone, North DMC  
Grievance No. : PGC/2019/MCD/118

**1. Brief facts of the complaint**

Smt. Raj Kumari has filed a grievance in PGC regarding dangerous cracks developing in the walls of her house due to the unauthorized construction done by Sh. Praveen Kumar, s/o Sh. Hawa Singh in his house F-1/112, Sultanpuri, New Delhi – 110086.

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

The PGC has convened four hearings in the matter so far and in the hearing held on 22.10.2020, the following are present:

Complainant : Absent  
Respondent : Sh. Praveen Deolis, A.E. (B)

**3. Relevant facts that emerged during the hearing**

3.1 Sh. Praveen Deolis, A.E. (B), Rohini Zone is present in the hearing and submitted a status report stating that

“1. That as per direction of Hon’ble Commission on 09.09.2020 a joint survey was conducted by Building Department-II, Rohini zone. The survey was conducted of the nearby areas where the subject matter property exists. During survey it was observed that

the street / lane has been encroached upon by the residents in shape of pacca structure, steps, thada etc.

2. That neither any ongoing construction activity was noticed nor any construction material was found stacked in the said area. The properties having encroachment / unauthorized construction exists in the area were found old and occupied.

3. As already reported that as per general policy of standard plan, the building construction is permitted for two and half stories. The properties in nearby area having different extent of construction, which are as under :

S.No.	Property No.	Extent of construction	Status
1.	F-1/112	GF to TF	Occupied
2.	F-1/111	GF	Occupied
3.	F-1/110	GF to FF	Occupied
4.	F-1/109	GF to FF	Occupied
5.	F-1/108	GF to FF	Occupied
6.	F-1/107	GF to TF	Occupied
7.	F-1/106	GF to TF(partially)	Occupied
8.	F-1/83	GF to SF	Occupied
9.	F-1/84	GF to FF	Occupied
10.	F-1/85	GF to SF	Occupied
11.	F-1/86	GF to TF	Occupied
12.	F-1/77	GF to TF	Occupied
13.	F-1/78	GF to SF	Occupied
14.	F-1/80	GF to TF (partially)	Occupied
15.	F-1/81-82	GF to SF	Occupied
16.	F-1/12-13	GF to FF	Occupied
17.	F-1/10	GF to TF	Occupied
18.	F-1/8	GF to TF (Partially)	Occupied
19.	F-1/5	GF to FF	Occupied
20.	F-1/34	GF to FF	Occupied
21.	F-1/141	GF to FF	Occupied

22.	F-1/113	GF to FF	Occupied
23.	F-1/114	GF to SF	Occupied
24.	F-1/116	GF to TF (Partially)	Occupied
25.	F-1/105	GF to TF (Partially)	Occupied
26.	F-1/13-14	GF to TF (partially)	Occupied

Further demolition action was fixed on the scheduled date i.1. 15.10.2020 but due to Covid-19 police force was not available for the demolition programme, therefore, further action will be taken in due course of time. In addition to this Sh. Hawa Singh Bhardwaj owner of P.No. F-1/112, Sultanpuri, Delhi submitted an agreement vide diary No. 1054 dt. 19.10.2020 between him and Smt. Raj Kumari owner of F-1/83, Sultanpuri, Delhi. In the agreement it is stated that Sh. Hawa Singh Bhardwaj has removed the unauthorized construction due to which the building of Smt. Rajkumari i.e. F-1/83, Sultanpuri, Delhi was got damaged.”

**4. Recommendations of the PGC :**

As demolition action (partly) is taken by the department the matter stands closed at the level of the Commission with the directions to the Asstt. Engineer (B) to take further necessary action against the unauthorized construction, as per provisions of the DMC Act.

(SUDHIR YADAV)  
MEMBER

No. PGC/2019/MCD/118/

Dated:

**To:**

1. Sh. Praveen Deolis, A.E. (B)-II, Rohini Zone, North DMC, Zonal Building, Near Rajiv Gandhi Cancer Institute, Sector – 5, Rohini, Delhi – 110085.

**Copy for information to :**

Smt. Raj Kumari