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Dated: 23rd Dec 2025

AFNO/010

NOTICE

ACTION TO BE TAKEN BY RESIDENTS AS PER

DELHI HIGH COURT ORDERS DATED 18 DEC 2025 IN W.P.(C) 1766/2018 & CM APPL.

51117/2025,

CM APPL -79912/2025

1. The case of regularization of 3rd Bedroom / Balconies etc & issue of Completion certificate by DDA was heard in the HC on 18th Dec 2025 & Hon'ble judge has passed an order, which is attached to this notice for information and action by all the residents as applicable.
2. As per this order DDA has given details of compoundable & non-compoundable deviation under unified Bldg By-laws 2016 & MPD 2021. Most of individual flat owners have already given a representation to DDA for the purpose of regularization of their individual flats. The court has ordered that few individual flat owners are directed to carry out rectification in their individual flats as per details given by DDA in affidavit. Relevant portion of DDA Affidavit is reproduced in bold print, in the Delhi High Court orders.
3. The order has also listed that various common facilities buildings are present within the society which includes Grocery store, Veg Shop, Army canteen (CSD), Electrical Sub-station, Guard room (front & rear), Guest room, Society Office, Rest room for staff, Store room in basement (CC). All these are compoundable subject to the condition that these are within enhanced FAR except Grocery Store & Veg Shop. Regularization of these facilities including 3rd BR and store etc is subject to preparation of comprehensive lay out plan of Society as approved by GBM. The lay out plan has already been drawn by an architect as has been decided by GBM. Approx. 70% residents have given written consent to agree for regularization of the facilities. This comprehensive layout plan will be uploaded on DDA portal by MC as required by procedures in very near future.
4. DDA has been directed to proceed with respect to regularization process of individual



flat owners. However, the Completion Certificate shall be issued to the society after DDA is satisfied with respect to the unauthorized constructions having been removed from the individual flats. In case DDA takes any action for demolition itself, individual flat owners, in case aggrieved have the liberty to seek remedies in accordance with law.

5. It is once again apprised to all 375 flat owners that case for regularization of 3rd BR/Store for all 375 flats & other common use facilities as listed in para 3 above and given in Architect layout plan are being taken up with DDA as directed earlier by the Hon'ble Delhi High Court.

6. Individual owners whose flat numbers are listed in Annexure-B of para 3, of court order are requested to take up rectification of their flats as per observation of DDA at the earliest.

For and on behalf of
Management Committee

Secretary
Authorized Signatory

Encl:-

Copy of Delhi High Court order
Dated 18 December 2025

