

**NORTH DELHI MUNICIPAL CORPORATION  
OFFICE OF THE DEPUTY COMMISSIONER  
KAROL BAGH ZONE**

No. D/2162/DC/KBZ

Date: 11.12.2020

**ORDER UNDER 345-A OF DELHI MUNICIPAL CORPORATION ACT,  
1957 ( 66 OF 1957)**

Whereas it was brought to my notice that following unauthorized construction/execution of work was being carried or had been completed by M/S High Time Marketing Pvt. Ltd. And M/s Bliss Equality Pvt. Ltd. in premises No. 12/20, WEA, Karol Bagh, New Delhi:

“U/C in the shape of constructing Basement beyond existing structure in continuation to earlier booking No. B/UC/KBZ/13/420 dtd. 07.10.13 and B/UC/KBZ/15/335 dated 20.10.2015”

And Whereas a show cause notice bearing No. D/EE(B)/KBZ/17/3651 dated 14/09/2017 under section 345-A of DMC Act 1957 was issued to owner/ builder asking him to show cause as to why the above said premises/unauthorized construction be not sealed.

And Whereas, a simultaneous matter regarding revocation of regularization plan in respect of Property No. 12/20, W.E.A. Karol Bagh, New Delhi bearing file no. 862/Reg/B/KBZ/2014- action under Section 338 of DMC Act is running in the Office of Deputy Commissioner Karol Bagh Zone,

And whereas in the aforesaid matter, a joint inspection team under the approval of Additional Commissioner (Engineering) was constituted to verify the status of construction in 12/20 WEA Karol Bagh vide no. North DMC/SE(B)HQ/2015/D-43 under which the following observations were made on 19.10.2015 :

1. The height of the building/Lift room/Mummty are more than the approved height
2. Toilet Blocks have not been provided in any floor except for temporary toilet in open portion at 2<sup>nd</sup> Floor
3. Both staircases of basement portion are defective
4. Headroom of one staircase to the basement is defective



5. No car lift provided in basement. So ECS not provided in basement although opening for car lift is provided in the stilt portion
6. Additional staircase from stilt floor to the ground floor is defective
7. Beam and column frames has been extended on 2<sup>nd</sup> and 3<sup>rd</sup> floor beyond covered areas
8. Water harvesting has not been provided
9. At present the building is occupied at ground floor, 1<sup>st</sup> floor, 2<sup>nd</sup> floor and 3<sup>rd</sup> floor
10. The coverage at ground floor is more than the permissible limit

And whereas, I have perused the reply to the showcause submitted by the applicant vide his letter dated 25.09.2017 and also the report of Assistant engineer (Building) vide his order No. D/AE (B)/KBZ/2019/432 dated 06.03.2019

And whereas a fresh report has been obtained from Assistant Engineer (Building) and he has submitted vide his report dated 04/12/2020 that demolition on first floor was carried out against unauthorized construction

And, whereas, the discrepancies observed on 19.10.15 by the joint inspection team have not been rectified by the applicant till date and even during the case hearing, he has gone for unauthorized construction on the first floor which was demolished by the building department.

Now, therefore, I, Himanshu Gupta, Deputy Commissioner, Karol Bagh Zone, in exercise of the powers vested in me under Section 345-A read with Section 491 of the Act and the rules made there under hereby direct that the aforesaid premises/unauthorized erection be sealed forthwith.

I authorize the Assistant Engineer (Bldg), Karol Bagh Zone, to execute the above order in the manner prescribed by under Rules 2, 4 & 7 and shall exercise the powers mentioned in the Rules and to report immediate compliance to the undersigned.

The premises shall be sealed with the seal of the North Delhi Municipal Corporation and the said seal shall remain in the custody of Assistant Engineer (Bldg), Karol Bagh Zone until further orders.



That no person shall remove the seal except under the orders of the Competent Authority or as provided under section 345-A(3) of the Delhi Municipal Corporation Act, 1957.

Issued under my hand seal on this day of 11<sup>th</sup> December 2020.



Himanshu Gupta IAS  
Deputy Commissioner  
Karol Bagh Zone: N.D.M.C

(HIMANSHU GUPTA)  
IAS  
DEPUTY COMMISSIONER  
KAROL BAGH ZONE  
NORTH DMC, NEW DELHI