



\$~3,4,6,7.

\* **IN THE HIGH COURT OF DELHI AT NEW DELHI**  
+ **W.P.(C) 9453/2022 & CM APPL. 28233/2022, CM APPL. 28234/2022, CM APPL. 24523/2023, CM APPL. 24529/2023, CM APPL. 55184/2023, CM APPL. 28630/2024, CM APPL. 45154/2024, CM APPL. 64881/2025**

KUSUM SEHGAL

.....Petitioner

Through: Mr. Sanjay Dewan, Sr. Adv. with Mr. M. Qayam-Ud-Din, Mr. Navneet Chaudhary, Mr. Nikhil Goel and Ms. Arshia Kohli, Advs. with the petitioner in person.

versus

HERITAGE CONSERVATION COMMITTEE & ORS.

.....Respondent

Through: Mr. Febin Mathew Varghese, Mr. Dhiraj Philip Abraham and Ms. Soyarchon Khangrah, Advs. for R-1. Mr. Sahaj Garg, SPC with Mr. Rudra Paliwal, GP and Mr. Soumyadip Chakraborty, Advs. Ms. Beenshaw N. Soni, SC, MCD with Ms. Ann Joseph and Ms. Katyani Malhotra, Advs. Mr. Raghvendra Upadhyay, Panel Counsel, GNCTD with Ms. Purnima Jain and Mr. Swaraj Maurya, Advs. Ms. Nayantara Roy, Adv. for R-9. S.I. Brij Mohan, PS Kotwali.

+ **W.P.(C) 11646/2022 & CM APPL. 38673/2022, CM APPL. 17970/2023, CM APPL. 51056/2023, CM APPL. 51057/2023, CM APPL. 51293/2023, CM APPL. 51294/2023, CM APPL. 23280/2024, CM APPL. 23281/2024, CM APPL. 23293/2024, CM APPL. 23294/2024**



AMIRO YUVA BRIGADE

.....Petitioner

Through: Mr. Hemant Choudhary, Ms. Pooja Marwah, Ms. Sheetal Sharma & Ms. Soumya Aneja, Advs.

versus

UNION OF INDIA & ORS.

.....Respondent

Through: Mr. Febin Mathew Varghese, Mr. Dhiraj Philip Abraham and Ms. Soyarchon Khangrah, Advs. for HCC Ms. Arumina Dwivedi, CGSC with Ms. Himanshi Singh and Ms. Monalisa Pradhan, Advs. Mr. Sanjeev Sabharwal, SC, MCD. Mr. Manish Srivastava, Mr. Moksh Arora and Mr. Santosh Ramdurg, Advs. for R-11.

+ **W.P.(C) 10686/2023 & CM APPL. 41447/2023**

KUSUM SEHGAL

.....Petitioner

Through: Mr. Sanjay Dewan, Sr. Adv. with Mr. M. Qayam-Ud-Din, Mr. Navneet Chaudhary, Mr. Nikhil Goel and Ms. Arshia Kohli, Advs. with the petitioner in person.

versus

MUNICIPAL CORPORATION OF DELHI & ORS.....Respondent

Through: Mr. Febin Mathew Varghese, Mr. Dhiraj Philip Abraham and Ms. Soyarchon Khangrah, Advs. HCC

+ **W.P.(C) 13145/2023 & CM APPL. 51913/2023, CM APPL. 51914/2023, CM APPL. 51915/2023**

KUSUM SEHGAL

.....Petitioner

Through: Mr. Sanjay Dewan, Sr. Adv. with Mr. M. Qayam-Ud-Din, Mr. Navneet



Chaudhary, Mr. Nikhil Goel and Ms.  
Arshia Kohli, Advs. with the  
petitioner in person.

versus

MUNICIPAL CORPORATION OF DELHI & ORS.....Respondent

Through: Mr. Febin Mathew Varghese, Mr.  
Dhiraj Philip Abraham and Ms.  
Soyarchon Khangrah, Advs. for HCC.

**CORAM:**

**HON'BLE THE CHIEF JUSTICE**

**HON'BLE MR. JUSTICE TEJAS KARIA**

**ORDER**

% **28.01.2026**

1. Heard learned counsel for the parties.
2. These petitions raise concern about preserving the character of various properties which have been declared to be heritage properties.
3. The grievance raised in these petitions primarily is that constructions which are taking place or which have already taken place around such heritage properties tend to change the character of such heritage properties and, in fact, such constructions sometimes result in defacement of the heritage buildings. It has also been averred in the petitions that it has been noticed that in many such cases while approving the building plan, the Municipal Corporation of Delhi ignores the relevant building bye-laws and even the advice tendered by the Heritage Conservation Committee. It is further submitted on behalf of the petitioners in all these petitions that the occupiers of the buildings situated in the vicinity of such heritage properties also deviate from the sanctioned building plan which also has an adverse impact on the heritage properties.
4. In the background of these facts and concerns raised in these petitions,



we direct that a survey shall be conducted by the concerned Municipal Body, of all the buildings situated in the vicinity of the heritage properties enlisted in each of these petitions. In the survey, it shall appropriately be ascertained as to whether the constructions raised in such buildings, which are in the vicinity of the heritage properties, are in accordance with the norms and the approved sanctioned building plan.

5. We further direct that the survey team to be constituted by the Municipal Body shall also include one officer of the Heritage Conservation Committee to be nominated by its Chairperson. The survey report in respect of each heritage property as mentioned in these petitions shall be filed before this Court separately after serving a copy thereof upon learned counsel for the petitioners who may file their response to the survey report, if any, by the next date of hearing.

6. We make it clear that we have used the expression heritage building/ structure/ properties as enlisted in the relevant notification.

7. The survey under this order shall be completed within a period of three months.

8. List on 15.05.2026.

**DEVENDRA KUMAR UPADHYAYA, CJ**

**TEJAS KARIA, J**

**JANUARY 28, 2026**

*N.Khanna*