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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ W.P.(C) 8977/2021 & CM APPLs. 27937/2021 & 62959/2024

M/S C.S. BHATNAGAR AND COMPANY & ORS.....Petitioners

Through: Ms. Mahima Dang, Advocate.

versus

NEW DELHI MUNICIPAL COUNCIL & ANR.Respondents

Through: Mr. Tushar Sannu with Mr. Shivam,
Advocates for respondent/NDMC
with Mr. Lokesh, AE, NDMC.

(M): 9911991166

Email: adv.tusharsannu@gmail.com

Mr. Arjun Mitra, Adv for respondent/
IIT Delhi.

Mr. Febin Mathew Varghese with Ms.
A. Ahuja, Advocates for
respondent/HCC.

(M): 9953418874

Mr. Siddharth Yadav, Senior
Advocate with Mr. Wasim Ashraf,
Mr. Narinder Lodiwal, Advocates for
Intervenor.

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+ W.P.(C) 11142/2021 & CM APPLs. 34303/2021 & 25583/2022

M/S CELLAR ENTERPRISES PRIVATE LIMITED &

ANR.

.....Petitioners

Through: Mr. Siddharth Yadav, Senior
Advocate with Mr. Wasim Ashraf,
Mr. Narinder Lodiwal, Advocates.



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versus

NEW DELHI MUNICIPAL COUNCIL & ORS.Respondents

Through: Mr. Tushar Sannu with Mr. Shivam,
Advocates for respondent/NDMC
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Mr. Raghvendra Upadhyay, Panel
Counsel, GNCTD with Ms. Purnima
Jain and Mr. Vaibhav Tripathi,
Advocates for respondent no. 3.

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Mr. Arjun Mitra, Adv for respondent/
IIT Delhi.

Mr. Febin Mathew Varghese with Ms.
A. Ahuja, Advocates for
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(M): 9953418874

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+ W.P.(C) 11454/2021 & CM APPLs. 35258/2021, 38557/2021 &
47290/2022

ACHAL BHASIN & ORS.

.....Petitioners

Through: None.

versus

NEW DELHI MUNICIPAL COUNCIL & ANR.Respondents

Through: Mr. Tushar Sannu with Mr. Shivam,
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with Mr. Lokesh, AE, NDMC.

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53

+ W.P.(C) 12075/2021 & CM APPL. 37722/2021

M/S. COMPUTER MART

.....Petitioner

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versus

NEW DELHI MUNICIPAL COUNCIL & ORS.Respondents

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Mr. Dhruv Rohatgi with
Ms. Chandrika Sachdev and
Mr. Dhruv Kumar, Advocates for



respondent/GNCTD.
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54

+ W.P.(C) 12298/2021 & CM APPLs. 53444/2022 & 53445/2022
M/S AMBASSADOR TRAVELS DELHI PRIVATE LIMITED &
ANR.Petitioners

Through: Mr. Siddharth Yadav, Senior
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versus

NEW DELHI MUNICIPAL COUNCIL AND ORS.Respondents

Through: Mr. Tushar Sannu with Mr. Shivam,
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Mr. Kuljeet Rawal, Advocate for
respondent/Regal Building
Association.
Ms. Pooja B Soni, Advocate for
respondent no. 6
Mr. MD Zaryab Jamal Rizvi,
Advocate for respondent no. 7.
Mr. Arjun Mitra, Adv for respondent/
IIT Delhi.
Mr. Febin Mathew Varghese with Ms.
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Mr. Jitesh Vikram Srivastava, SPC
with Mr. Prajesh Vikram Srivastava,
Advocate.
(M): 7982787017

55

+ W.P.(C) 12769/2021 & CM APPLs. 47648/2021, 22129/2022,
40192/2022, 40193/2022, 42584/2022, 43586/2022, 50880/2022 &
7341/2024

INDRAESH DEVELOPERS PVT. LTD.Petitioner

Through: Mr. Siddharth Yadav, Senior
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versus

NEW DELHI MUNICIPAL COUNCIL & ORS.Respondents

Through: Mr. Tushar Sannu with Mr. Shivam,
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Ms. Mahima Dang, Advocate for



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(M): 7838789894
Mr. Kuljeet Rawal, Advocate for
respondent/Regal Building Welfare
Association.

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+ W.P.(C) 13119/2021 & CM APPL. 7355/2024
DR RAMINDER SINGH HAZURIA AND ANRPetitioners
Through: None.

versus

GOVERNMENT OF NCT OF DELHI AND ANRRespondents
Through: Mr. Tushar Sannu with Mr. Shivam,
Advocates for respondent/NDMC
with Mr. Lokesh, AE, NDMC.
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57

+ W.P.(C) 9719/2021 & CM APPL. 29992/2021
VEENA KOHLIPetitioner
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versus

NEW DELHI MUNICIPAL CORPORATION & ORS....Respondents

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Mr. Raghvendra Upadhyay, Panel
Counsel, GNCTD with Ms. Purnima
Jain and Mr. Vaibhav Tripathi,
Advocates for respondent no. 3.
(M): 9873211671
Mr. Arjun Mitra, Adv for respondent/
IIT Delhi.
Mr. Febin Mathew Varghese with Ms.
A. Ahuja, Advocates for
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(M): 9953418874

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+ W.P.(C) 9749/2022 & CM APPL. 28919/2022

M/S DELUXE STORES & ANR.Petitioners

Through: Mr. B.K. Sood with Mr. Harish Gaur
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versus

NEW DELHI MUNICIPAL COUNCIL & ORS.Respondents

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Mr. Arjun Mitra, Adv for respondent/
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Mr. Febin Mathew Varghese with Ms.
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+ W.P.(C) 10998/2021 & CM APPL. 33911/2021
M/S TEXTILE HOUSE THROUGH ITS PARTNER MR. ASHOK
ADLAKHA & ORS.Petitioners

Through: Ms. Shaini Bhardwaj with Mr. Vedic
Thukral, Advocates.
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versus

NEW DELHI MUNICIPAL COUNCIL THROUGH ITS
CHAIRMAN & ANR.Respondents

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with Mr. Lokesh, AE, NDMC.
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IIT Delhi.

CORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER
20.03.2025

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1. The present batch of matters, pertain to the structure of the Regal
building, Connaught Place, New Delhi.



2. Learned Senior Counsel appearing for some of the petitioners, has brought to the notice of this Court that since the roof of the second floor of part of premises no. 64 and 64A of the Regal Building fell, the premises were sealed. Thereafter, the matters have been pending before this Court with regard as to how the structure of the Regal building, can be improved so that the petitioners can utilise the premises for their benefit.
3. Learned Senior Counsel appearing for the petitioners also points out that the petitioners had approached the Indian National Trust for Art and Cultural Heritage (“INTACH”), which by its exhaustive report has suggested various ways for carrying out the repairs in the said building.
4. Mr. Tushar Sannu, learned counsel appearing for the respondent, i.e., New Delhi Municipal Council (“NDMC”), submits that the Regal building is a building from the British era, and on account of its old construction, the same is in a dilapidated condition. He, thus, submits that the NDMC is looking to resolve the issue in a holistic manner. He submits that there are 8 blocks in the Regal building, and the occupants of each block, are required to submit a proposal to the NDMC for repair/renovation.
5. He submits that, once such proposals are received by the NDMC, the same is to be forwarded to the Heritage Conservation Committee (“HCC”), which is a body under the Government of India. He further submits that it is imperative for the proposals to be considered by the HCC, so that the heritage structure of the building in question is preserved, and is not violated.
6. He submits that the NDMC is looking at a holistic solution to ensure the structure stability of the Regal building, is restored.
7. Learned counsel appearing for respondent-NDMC further submits



that the proposal for repair/renovation has been received from many of the petitioners, which are at different stages of consideration. He submits that proposals have been forwarded to the HCC for getting NOC. He submits that in one of the cases, the HCC has already approved the proposal of the petitioners and NOC has already been issued by the NDMC and permission letter dated 28th November, 2019 has been issued by the NDMC. Learned counsel has handed over a table showing the status with respect to the different writ petitions as regards the proposals to be submitted by the petitioners, which is reproduced as under:

NEW DELHI MUNICIPAL COUNCIL, DEPARTMENT OF ARCHITECTURE & ENVIRONMENT PALIKA KENDRA, NEW DELHI				
Before to The Hon'ble High Court of Delhi at New Delhi				
In the matter of :- W.P.(C) 9719/2021, W.P. (C) 12075/2021, W.P.(C) 12769/2021, W.P. (C) 9749/2022, W.P.(C) 11454/2021, W.P. (C) 9977/2021, W.P.(C) 11142/2021 and W.P. (C) 12298/2021				
Subject: Status Report of applications received from the various applicant of Regal Building				
S.No.	Court Case No.	Subject	Premises No.	Status
1	W.P. (C) 9719/2021	Proposal for Repair/Renovation	11, Ground Floor, Regal Building, Connaught Place, New Delhi. Via Veena Kohli Via New Delhi Municipal Council & Ors.	Proposal has been sent to HCC for getting NOC.
2	W.P. (C) 12075/2021	Proposal for Repair/Renovation	Shop No.12(Ground Floor) Regal Building, Connaught Place, New Delhi M/S Computer Mart Via New Delhi Municipal Council & Ors.	Proposal has been sent to HCC for getting NOC.
3	W.P. (C) 12769/2021	Proposal for Repair/Renovation	64 & 64-A, 2nd Floor , Regal Building, Connaught Place, New Delhi INDRAESH DEVELOPERS PVT. LTD. Via New Delhi Municipal Council & Ors.	Proposal has been sent to HCC for getting NOC.
4	W.P. (C) 9749/2022	Proposal for Repair/Renovation	63, Regal Building, Connaught Place, New Delhi M/S. Deluxe Stores, Via New Delhi Municipal Council & Ors.	Proposal has been received on dated 19.02.2023 and same is under scrutiny.



5	W.P. (C)11454/2021	Proposal for Repair/Renovation	42, Regal Building, 1 st Floor, Connaught Place, New Delhi Achal Bhasin and others, V/s New Delhi Municipal Council & Ors.	The proposal has been approved by Heritage Conservation Committee (HCC) & NDMC .The permission letter has been issued vide dated 28.11.2019.
6	W.P. (C)8977/2021	-----	M/s C. S. Bhatnagar and Company & Ors. V/s NDMC	No proposal/scheme is received/pending in the building plan section (N)
7	W.P. (C)11142/2021	-----	M/s Cellar Enterprises Private Limited & Anrs. V/s NDMC	
8	W.P. (C)12298/2021	-----	M/s Ambassador Travels Delhi Private Limited & an Vs New Delhi Municipal Council and Ors.	

8. Learned counsel appearing for the respondent further submits that in case other petitioners, who have still not submitted the proposals, do not submit the proposal and on account of the same, a holistic resolution is not possible, then, the NDMC would be constrained to take steps for sealing the whole building. He submits that in view of the condition of the building, the structural stability of the whole Regal building has to be restored, and that steps cannot be taken in a part manner.

9. Accordingly, it is directed that wherever the petitioners have yet to forward their proposal to the NDMC, as to the manner in which the renovation and repair work shall be carried out in the Regal building, the same shall be forwarded by such petitioners, within a period of four weeks from today.

10. It is further directed that the Archaeological Survey of India (“ASI”) and NDMC shall work in a coordinated manner to ensure that the proposals given by the petitioners are considered in a holistic manner.

11. Learned counsel appearing for the ASI at this stage submits that the



ASI needs to consider the proposal of the petitioners independently, also.

12. Accordingly, it is directed that the ASI shall be at liberty to obtain copies of the proposals from the NDMC, wherever such applications have been submitted by the petitioners, or are submitted in future.

13. List on 06th May, 2025.

14. Interim orders to continue.

MINI PUSHKARNA, J

MARCH 20, 2025

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