



591/c

**DELHI DEVELOPMENT AUTHORITY**  
**BUILDING SECTION**  
**C-1, VIKAS SADAN, NEW DELHI-110023**

No. F22(37)86 Bldg/188

Dated: 17/04/2026

**Show Cause Notice**

To.

1. **M/s Ajay Enterprises Pvt. Ltd.,**  
S1. American Plaza,  
International Trade Tower, Nehru Place,  
New Delhi-110019.
2. **M/s Ajay Enterprises Pvt Ltd.,**  
Plot No. 10 (Vishal Tower),  
Janakpuri District Centre  
New Delhi- 110058.
3. **Occupant**  
Plot No. 10 (Vishal Tower),  
Janakpuri District Centre  
New Delhi- 110058.

**Sub: Notice to show cause and Hearing under Section 30(1) and 31A of D.D. Act and Order under section 31 of D.D. Act to stop development in respect of property bearing Plot No. 10 (Vishal Tower), Janakpuri District Centre, New Delhi-110058.**

Whereas it has been brought to the notice of the undersigned, pursuant to the inspection conducted on 06.04.2026 that illegal and unauthorized development has been commenced/ is being carried out/ has been completed by you in the above referred property is as under: -

1. **The common corridor/space area at the corner has been encroached upon by installing the rolling shutters.**

And whereas the said unauthorized and illegal development has been commenced/ is being carried out/has been completed in contravention of the Master Plan, Zonal Development plan and without permission under section of 12 of DD Act. In violation of the permission approval and sanction accorded under section 12 DD Act.

You are hereby directed to discontinue, forthwith the aforesaid illegal and unauthorized development in the above referred property.

And whereas in order to prevent any dispute as to the nature and extent of the illegal and unauthorized development and for the purposed of carrying out the provision of DD Act -

o/c

1957, it is considered necessary and expedient to make and order under section 31-A, of DD Act for sealing of the illegal and unauthorized development.

Now you are hereby called upon to show cause to the satisfaction of the undersigned why an order for demolition of the said unauthorized and illegal development as prescribed herein before should not be passed under section 30(1) of DD Act and why the said illegal and unauthorized development be not directed to be sealed under section 31-A of the DD Act.

You are called upon to furnish your reply within 15 days of the receipt of this notice along with ownership documents, plan of the respective building/ unit/ space on which basis the possession of the property was taken and any other document(s) upon which you place reliance. Take further notice that on 20.04.2026 At 3:00 P.M. you and/or your authorized representative shall appear for hearing in my above referred office, in support of your contentions failing which you shall be processed against ex-parte.

At the time hearing you may also produce such evidence as you may desire to produce in support of your contentions.

Given under my hand and seal on .....13/04/2026.....

  
13/04/2026

Dy. Director (Bldg.)/C&I  
Building Section, DDA

**Copy to:**

1. **Junior Engineer (Bldg)/C&I-I, DDA-** to get the SCN (Show Cause Notice) pasted on the property w/r situated at Plot No. 10 (Vishal Tower), Janakpuri District Centre, New Delhi-110058 and submit the pasting report along with Photographic Evidence.
2. **Nodal officer, District Magistrate office-** through e-mail.

*o/c*



**DELHI DEVELOPMENT AUTHORITY**  
**BUILDING SECTION**  
**C-1, VIKAS SADAN, NEW DELHI-110023**

No. F22(37)86/133

Dated: 21/04/2026

**Sealing cum Demolition Order**

To

1. **M/s Ajay Enterprises Pvt. Ltd.,**  
S1, American Plaza,  
International Trade Tower, Nehru Place,  
New Delhi-110019
2. **M/s Ajay Enterprises Pvt Ltd.,**  
Plot No. 10 (Vishal Tower),  
Janakpuri District Centre  
New Delhi- 110058.
3. **Occupant**  
Plot No. 10 (Vishal Tower),  
Janakpuri District Centre  
New Delhi- 110058.

**Sub: Order under section 30(1) for removal of illegal and unauthorized development and order under section 31-A for sealing of the illegal and unauthorized development under D.D. Act in respect of Property/Plot No. 10 (Vishal Tower), Janakpuri District Centre, Delhi-110058.**

By this order I propose to finalize the proceedings initiated against **Occupant/M/s Ajay Enterprises Pvt. Ltd.** under section 30(i) and 31-A of DD Act 1957. A Notice of Show Cause (SCN) was issued to **Occupant/M/s Ajay Enterprises Pvt. Ltd.** dated 13.04.2026 by the said notice **Occupant/M/s Ajay Enterprises Pvt. Ltd.** was called upon to show cause why an order of demolition and sealing of the following unauthorized development be not issued as the same were in contravention of Master Plan, Zone Development Plan in violation of permission, approval and sanction accorded in terms of Section 12 of the DD Act of 1957 dated 22.07.1992. **Occupant/M/s Ajay Enterprises Pvt. Ltd** was/were called upon to appear for hearing before the undersigned on 20.04.2026 along with ownership documents, plan of the respective building/ unit/ space on which basis the possession of the property was taken and any other document(s) upon which he/she/they placed reliance. However, no one appeared for hearing on 20.04.2026.

**Details of unauthorized & illegal Developments:**

1. **The common corridor/space area at the corner has been encroached upon by installing the rolling shutters.**

The property in question is a part of Development Area of DDA and therefore, I being an officer of the Delhi Development Authority duly empowered by it in this behalf; competent to pass an order under section 30(1) of DD Act for removal of this unauthorized & illegal development which is non-compoundable as per the Annexure-IV of UBBL-2016.

You are still hereby required to remove the said unauthorized & illegal development which has been carried out in contravention of the permission, approval of sanction referred in Section 12 of DD Act and in contravention of conditions subject to which the permission, approval of sanction had been granted, which has been delineated to this order, by demolition or otherwise within the period of 15 days from the date of receipt of this order.

**PLEASE TAKE NOTICE IF** you fail to comply with this order within the time specified above, the undersigned may remove or cause to be removed the aforesaid unauthorized and illegal development and the expenditure of such removal shall be recovered from you, the person at whose instance the development has been completed as arrears of land revenue.

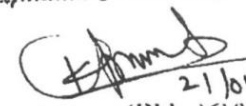
As sealing/ demolition is the only option available and other options like compounding and demolishing only part of the property are not available due to the following reasons:

1. **Despite granting opportunity** for hearing to Occupant/M/s Ajay Enterprises Pvt Ltd., no one appeared for hearing and the common corridor/space area at the corner has been encroached upon by installing the rolling shutters.

I further direct sealing/demolition of the aforesaid unauthorized development, in case you fail to comply the above orders within 15 days of the receipt of these orders, so that provision of Delhi Development Act including demolition of the aforesaid unauthorized development may be carried out smoothly, and any dispute to the extent and nature of the aforesaid unauthorized development prevented. **SE, Dwarka/DDA** is authorized to seal the aforesaid unauthorized and illegal development in the manner described in the Rule with the official seal of the DDA.

That no person shall remove the seal except under orders of the undersigned or as provided under section 31-A (3) of the Delhi Development Act, 1957.

Given under my hand and seal on this ...21...day of ...April, 2026.....

  
21/04/2026  
Dy. Director (Bldg.)C&I  
Building Section, DDA

Copy to:

- ✓ 1. **Junior Engineer (Bldg.), DDA-** to get the SD (Sealing cum Demolition) order pasted on the property u/r situated at Property/Plot No. 10 (Vishal Tower), Janakpuri District Centre, Delhi-110058 and submit the pasting report along with Photographic Evidence.