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

CNR No. DLHC010393932026

+ **W.P.(C) 12252/2026 & CM APPL. 56819/2026**

SURENDER SINGH

.....Petitioner

Through: Mr. Bhuvnesh Mittal and Ms. Saloni
Kumari, Advocates.

versus

GOVERNMENT OF N.C.T OF DELHI AND ORS

.....Respondents

Through: Mr. Lalitaksh Joshi and Ms. Minu
Kumari, Advocates for R-1 to 4.
Ms. Shobhana Takiar, SC with Mr.
Kuljeet Singh, Advocate for R-5.

CORAM:

HON'BLE MR. JUSTICE SANJEEV NARULA

ORDER
21.08.2026

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1. The Petitioner asserts rights in respect of land bearing Khasra No. 385/2, admeasuring 10 Biswas, situated in the revenue estate of Village Mitraon, Delhi. The limited relief sought in the present petition is for demarcation of the said land. The Petitioner seeks demarcation for proper identification of the location and boundaries of the subject land with reference to the revenue records, particularly in view of the fact that the adjoining land bearing Khasra No. 385/1 stands recorded in the name of the Gram Sabha.

2. Mr. Bhuvnesh Mittal, counsel for the Petitioner, submits that the Petitioner had initially submitted an application dated 18th February, 2010



seeking demarcation of the subject land and had deposited the requisite demarcation fee. Pursuant thereto, the concerned Kanungo/Revenue Officer fixed 30th December, 2010 as the date for carrying out the demarcation. However, the demarcation proceedings were not carried out on the said date. The Petitioner thereafter submitted a reminder dated 16th May, 2017, but no action was taken thereon.

3. It is further submitted that the Petitioner again approached the Revenue Authorities by an application dated 18th May, 2026 and thereafter submitted a copy thereof to the concerned authorities on 29th May, 2026. Since Village Mitraon had meanwhile been urbanised pursuant to the MCD Notification dated 20th November, 2019, the Petitioner also approached the DDA for demarcation. The DDA, *vide* its communication dated 18th June, 2026, stated that the land bearing Khasra No. 385/2 had neither been acquired for DDA nor handed over to DDA by the BDO (South-West), GNCTD, and requested the SDM, Najafgarh, to look into the matter and take necessary action.

4. The difficulty arises from the urbanisation of the village. The question as to which authority retains jurisdiction to undertake demarcation of land after urbanisation is presently pending consideration before the Larger Bench of this Court in O.REF. No. 1/2024, titled ***Court on its Own Motion v. NEMO***. The Court is, therefore, not required in the present proceedings to determine whether that function lies with the Revenue Authorities or the DDA.

5. A similar situation arose in ***Luv Nagpal & Anr. v. Government of***



*NCT of Delhi & Ors*¹. While leaving the jurisdictional question open for determination by the Larger Bench, this Court permitted the demarcation exercise to proceed through coordination between the GNCTD and DDA. The arrangement was expressly made without prejudice to the respective contentions of the authorities in the pending reference. The same course has thereafter been adopted in other matters.

6. In the present case also, there is no reason for the Petitioner's request for demarcation to remain unattended merely because the concerned authorities dispute, or are awaiting determination of, the question of jurisdiction. At the same time, any arrangement made at this stage must remain neutral on that question.

7. Accordingly, without deciding which authority ultimately possesses jurisdiction to undertake demarcation after urbanisation, the GNCTD and DDA shall coordinate for carrying out the demarcation of the subject land in accordance with the applicable procedure and on the basis of the relevant revenue and consolidation records. The exercise shall be undertaken in the presence of the Petitioner or his authorised representative and completed within four months from today. The expenses of demarcation shall be borne by the Petitioner.

8. For the limited purpose of coordinating the exercise, the concerned SDM shall act as the nodal officer and shall secure the participation and assistance of the concerned officials of DDA and any other authority whose presence may be required. This direction shall not be construed as a determination that the SDM or the Revenue Department possesses statutory jurisdiction over the subject land after urbanisation.

¹ W.P.(C) 13567/2025, decided on 3rd September, 2025 (Delhi High Court).



9. The demarcation undertaken pursuant to this order shall remain subject to the decision of the Larger Bench in O.REF. No. 1/2024 and shall be without prejudice to the rights and contentions of the GNCTD and DDA in the said proceedings. It shall also not determine or affect the title or rights of any third party.

10. The petition, along with the pending application, is disposed of in the above terms.

SANJEEV NARULA, J

AUGUST 21, 2026

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