



\$~43

*

IN THE HIGH COURT OF DELHI AT NEW DELHI

+

LPA 536/2012 and CM APPL. 2472/2014

HANSRAJ GUPTA & CO. (P) LTD.

.....Appellant

Through: Mr. Anand Yadav Adv.

versus

CONSOLIDATION OFFICER (VILLAGER BIJAWASAN) &

ORS

.....Respondents

Through: Ms. Avni Singh Panel Counsel
GNCTD.

Mr. Parvinder Chauhan Sr.
Adv. with Mr. Abhilash Vashisht
Adv. for R-5.

Ms. Smita Maan, Adv. for R-7
to 11.

CORAM:

HON'BLE MR. JUSTICE ANIL KSHETARPAL

**HON'BLE MR. JUSTICE HARISH VAIDYANATHAN
SHANKAR**

ORDER

17.12.2025

%

1. Learned counsel representing the Appellant admits that the Appellant is in possession of the property strictly in accordance with his entitlement and further admits that the public passage, which has been created pursuant to the Impugned Order, does not traverse through the Appellant's land. However, learned counsel representing the Appellant submits that this parcel of land was in his possession even if, as an encroacher and therefore, the appropriate remedy ought to have been pursued under the Delhi Reforms Act, 1958.

2. This Court has considered the submissions made by the learned counsel representing the Appellant.

3. Once, the Appellant admits that he is an encroacher, he deserves no sympathy. The consolidation proceedings are unfortunately



pending for the last 50 years. Government of NCT of Delhi is unable to conclude the same even after lapse of half a century. The private Respondents have given up their proprietorship rights over a narrow parcel of land, to convert it into a public passage. The Appellant can have no grievance, if there is no intrusion into the parcel land under his ownership. Moreover, the public passage has already been carved out and is being used by everyone.

4. Hence, the present Appeal, along with the pending application, is dismissed.

ANIL KSHETARPAL, J.

HARISH VAIDYANATHAN SHANKAR, J.

DECEMBER 17, 2025

Pallavi/ra