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

+ **W.P.(C) 2780/2026 & CM APPL. 13495-13496/2026**

NEETI PAWAR

.....Petitioner

Through: Mr. Sumit Gehlot, Mr. Mansu Gehlot,
Mr. Tarwinder Singh Thakra and Mr.
Ankit Pandey, Advocates.

versus

GOVT. OF NCT OF DELHI & ORS.

.....Respondents

Through: Ms. Avni Singh, Panel Counsel,
GNCTD with Mr. Vaibhav Sharma,
Advocate and Mr. Aakash Rana,
Patwari, o/o SDM Mehrauli for
Respondent No. 1, 3 and 4.
Mr. Vikas Chopra, SC, MCD with
Mr. Neeraj Kumar, Advocate.
Mr. Shashi Pratap Singh and Ms.
Shagun Sabharwal, Advocates.

CORAM:

HON'BLE MR. JUSTICE SANJEEV NARULA

ORDER

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27.02.2026

1. This writ petition seeks the following reliefs:

“(a) Issue a Writ of Mandamus or any other, appropriate Writ, order or direction thereby declaring the demarcation allegedly carried on 29.12.2025 in lieu of Notice dated 09.12.2025 by respondent No. 2 as null, void, inoperative & illegally carried without following due process of Law, relevant Rules and Regulations and not to take any further action of any nature whatsoever on the basis of said alleged demarcation qua petitioner and not to dispossess the petitioner from the lands in her possession and occupation i.e. Farm No. 19, Maulasri Avenue, Westend Green Farms, situated in the revenue estate of Village Rajokri, Tehsil Vasant Vihar, New Delhi as per status and the Khasra Nos. [Khasra No.



24 Min (2-9), 25 Min (3-13), 26 Min (3-8) and 27 Min (2-8)] [11 Bighas 18 Biswas] mentioned in the title documents (sale deed) and Khatauni, Khasra Girdhwari and sanction plan dated 11.09.2014;

(b) Issue a Writ of Mandamus or Certiorari or any other appropriate Writ or Order or direction quashing the Notice dated 09.12.2025 qua the petitioner;

(c) Issue a Writ of Mandamus or any other, appropriate Writ, Order or direction directing the respondents to demarcate of land/farm of the petitioner i.e. Farm No. 19, Maulasri Avenue, Westend Green Farms, Village Rajokri, Tehsil Vasant Vihar, New Delhi, Khasra Nos. [Khasra No. 24 Min (2-9), 25 Min (3-13), 26 Min (3-8) and 27 Min (2-8)] [11 Bighas 18 Biswas] following due process of Law;

(d) Pass an order directing the respondents to give compensation to the petitioner for failing to carry out their , Constitutional and statutory obligations/duties, resulting in the violation of the fundamental rights of the petitioner;”

2. The Petitioner claims ownership of Farm No. 19, Maulasri Avenue, Westend Green Farms, situated in the Revenue Estate of Village Rajokri, Tehsil Vasant Vihar, New Delhi, admeasuring 11 Bighas and 18 Biswas, comprised in Khasra Nos. 24 Min (2-9), 25 Min (3-13), 26 Min (3-8) and 27 Min (2-8). It is asserted that the Petitioner holds title documents, including a registered gift deed, and revenue records such as Khatauni and Khasra Girdhwari, as well as a sanctioned building plan in respect of the construction raised on the said land.

3. The grievance of the Petitioner arises from a Notice dated 9th December, 2025 issued by the Delhi Development Authority,¹ concerning on-ground demarcation of a “Storm Nalla/Drain” situated on Gram Sabha/DDA land in the villages of Samalka and Rajokri. The said notice reads as follows:

“This is to inform you that land comprising inter alia the storm Nalla/Drain on Khasra nos 56//20/1/1, 56//20/3/2, 56//21/1 , 56//22, 56//23, 56//24/1, 56//24/2, 56//24/3, 56//25, 56//26/1' 56//28, 56//29, 56//31/2, 56//1' 56//2/2,

¹ “DDA”



56//5/2, 56//6/1 ' 56//6/2, 56//7, 56//8/1 , 56//8/2, 56//9, 56//10, 56//11 , 56//12, 56//14, 56//16, 56//17, 56//18, 56//19 and 56//15 of village Samalka and on Khasra nos 1976, 1977, 133, 177/2, 179min, 180, 181 min, 182, 273, 329/1 , 329/2, 329/3, 329/4, 354, 447/1, 447/2, 501/2, 503/1 , 778/1 , 778/2, 779/2, 118/1 , 780, 826, 832, 1915 of Village Rajokari is Gram Sabha/DDA land.

An on-ground exercise of demarcation of the said Khasras is to be carried out by DDA with assistance of Revenue Department of GNCTD, so as to ascertain that the said land is free from encroachments.

All concerned are accordingly requested to cooperate in the said demarcation exercise.

This issues with the approval of the Competent Authority."

4. Counsel for the Petitioner submits that the Petitioner does not claim ownership over any of the Khasra numbers specifically mentioned in the impugned notice. However, it is contended that during the course of demarcation, the authorities alleged that a portion of the Petitioner's occupation falls within the area described as the "nala". It is thus submitted that, the Petitioner's land being adjoining to the land mentioned in the notice, the Petitioner ought to have been associated with the demarcation process.

5. It is further pointed out that in a similar matter, being W.P.(C) 2744/2026, this Court permitted the petitioner therein to approach the authorities with his title documents and other material to raise his grievance.

6. Ms. Avni Singh, counsel appearing for Respondent Nos. 1, 3 and 4, submits that the land in question stood transferred to the DDA in the year 2021 and that the demarcation exercise is presently being carried out by DDA with assistance from Respondent No. 1. The process is stated to be ongoing.

7. Having heard counsel for the parties and considering that the Petitioner's land is stated to be adjoining the land comprised in the Khasra



numbers mentioned in the impugned notice, this Court is of the opinion that the Petitioner should similarly be permitted to raise her objections and place her title documents before the DDA.

8. Accordingly, the petition is disposed of with a direction that the Petitioner shall be permitted to submit a representation, along with all relevant title and revenue documents, before the DDA in relation to the demarcation undertaken pursuant to the notice dated 9th December, 2025. The DDA shall consider the same, in accordance with law.

9. For this purpose, the Petitioner shall appear before the Deputy Director (LM), DDA, on 5th March, 2026.

10. All rights and contentions of the parties are kept open. In the event the Petitioner remains aggrieved by any decision taken, she shall be at liberty to avail appropriate remedies in accordance with law.

11. Disposed of, along with pending applications.

SANJEEV NARULA, J

FEBRUARY 27, 2026/hc