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

+ **W.P.(C) 3481/2026, CM APPL. 16811-16812/2026**

AJAY S. SHRIRAM & ORS.

.....Petitioners

Through: Mr. Sumit Gehlot, Ms. Manju Gehlot,
Mr. T.K. Thakaron and Mr. Ankit
Pandey, Advocates.

versus

GOVERNMENT OF NCT OF DELHI & ORS.

.....Respondents

Through: Mr. Abhishek Yadav, Advocate for
Ms. Avni Singh, Panel Counsel for
GNCTD.

Mr. Sunil Goyal, ASC for MCD with
Ms. Tanveet Kaur and Ms. Deepa
Rathore, Advocates.

Ms. Shobhana Takiar, SC for DDA
with Mr. Kuljeet Singh and Mr.
Prateek Dhir, Advocates.

CORAM:

HON'BLE MR. JUSTICE SANJEEV NARULA

ORDER

18.03.2026

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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 24.12.2025 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 their lands in their possession and occupation i.e. Farm No. 1, Cassia Avenue, Westend Green Farms, situated in the revenue estate of Village Rajokri, Tehsil Mehrauli, Vasant Vihar, New Delhi as per status and the Khasra Nos. 308(7 -6), 309 min (4-13) [equal to 11 bighas and 19 biswas] and 3/4th



share in 1 bigha and 1 biswa bearing Khasra Nos 307 min (0-12) and 310 min (0-9) [equal to 15 biswas] [total admeasuring 12 Bighas 14 Biswas] mentioned in the title documents (sale deed) and Khatauni, Khasra Girdhwari & Aksh Sizra;

(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 petitioners;

(c) Issue a Writ of Mandamus or any other, appropriate Writ, Order or direction directing the respondents to demarcate the land/farm of the petitioners i.e. Farm No. 1, Cassia Avenue, Westend Green Farms, situated in the revenue estate of Village Rajokri, Tehsil Mehrauli, Vasant Vihar, New Delhi as per status and the Khasra Nos. 308(7 -6), 309 min (4-13) [equal to 11 bighas and 19 biswas] and 3/4th share in 1 bigha and 1 biswa bearing Khasra Nos. 307 min (0-12) and 310 min (0-9) [equal to 15 biswas][total admeasuring 12 Bighas 14 Biswas] following due process of Law;

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

(e) For issuance of any other writ, order or direction which this Hon'ble Court may deem fit and proper in the facts and circumstances of the present case;

(f) Serving of advance notices upon the respondent No. 1 to 5 may kindly be dispensed with;"

2. The Petitioners claim ownership of Farm No. 1, Cassia Avenue, Westend Green Farms, situated in the Revenue Estate of Village Rajokri, Tehsil Vasant Vihar, New Delhi, admeasuring 12 Bighas and 14 Biswas, comprised in Khasra Nos. 308(7-6), 309 min (4-13) and 3/4th share in Khasra Nos. 307 min (0-12) and 310 min (0-9). It is asserted that the Petitioners hold 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 Petitioners 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, 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 Petitioners submits that the Petitioners do 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 Petitioners’ occupation falls within the area described as the “nala”. It is thus submitted that, the Petitioners’ land being adjoining to the land mentioned in the notice, the Petitioners ought to have been associated with the demarcation process.

5. It is further pointed out that in similar matters, being W.P.(C) 2780/2026 and W.P.(C) 2780/2026, this Court permitted the petitioner therein to approach the authorities with his title documents and other

¹ “DDA”



material to raise his grievance.

6. Ms. Avni Singh, counsel appearing for GNCTD, 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 Petitioners' 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 Petitioners should similarly be permitted to raise their objections and place their title documents before the DDA.

8. Accordingly, the petition is disposed of with a direction that the Petitioners 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 Petitioners shall appear before the Deputy Director (LM), DDA, on 24th April, 2026.

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

11. Disposed of, along with pending applications.

SANJEEV NARULA, J

MARCH 18, 2026

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