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

+ W.P.(C) 12795/2023

SATISH LOHIA

.....Petitioner

Through: Mr. Jasdev Singh and Mr. Manish
Choudhary, Advocates.

versus

SECRETARY (REVENUE) DIVISIONAL COMMISSIONER &
ORS.

.....Respondents

Through: Ms. Shashi Pratap Singh, Mr. Shagun
Sabharwal, Advocates for DDA/R-4.

CORAM:

HON'BLE MR. JUSTICE SANJEEV NARULA

ORDER

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21.01.2026

CM APPL. 4137/2026 (for impleadment)

1. The present petition seeks demarcation of land. The Petitioner states that the presence of the Delhi Development Authority¹ is necessary inasmuch as the land in question has been urbanised and the DDA is now the land owning agency.
2. For the grounds and reasons stated in the application, the application is allowed and the amended memo of parties is taken on record.
3. At this stage, counsel for DDA draws the attention of this Court to orders passed by the Coordinate Bench of this Court in similar matters. Accordingly, at the joint request of counsel for the parties, the main writ petition is taken up on board today itself.
4. Accordingly, the present application is disposed of.

¹ "DDA"



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5. The Petitioner asserts ownership rights over property described as land measuring 1 Bigha, comprised in Khasra No. 17/2 Min (0-2) and 20/1 (0-18), situated in the Revenue Estate of Village Sultanpur, Tehsil Mehrauli, New Delhi, through a registered Sale Deed.

6. Through the present petition, mandamus is sought directing the Respondents to conduct demarcation of the aforesaid land.

7. The grievance of the Petitioner is that despite having made a request for demarcation on 27th April, 2023, no action has been taken thereon.

8. It is undisputed that the land in question has been urbanised. The issue as to which authority is competent to carry out demarcation after urbanisation is presently *sub judice* before a Larger Bench of this Court in W.P.(C) 12453/2024 titled ***Court on its own motion vs. L&DO, Ministry of Urban Development & Ors.***

9. In view of the above, the writ petition is disposed of at this stage with a direction that the concerned SDM shall decide the application seeking demarcation after the decision of the Larger Bench and, if so required, shall transfer the application to the competent authority.

10. In case of any inordinate delay, the Petitioner shall be at liberty to avail appropriate remedies, in accordance with law.

11. The petition is disposed of in the above terms.

12. The date of 23rd February, 2026, stands cancelled.

SANJEEV NARULA, J

JANUARY 21, 2026/ab