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

+ **W.P.(C) 14840/2025**

SATBIR SINGH

.....Petitioner

Through: Mr. V.P. Rana and Mr. Aviral Jain,
Advocates (*through VC*).

versus

GOVT. OF NCT OF DELHI & ORS.

.....Respondents

Through: Mr. Abhinav Singh, Advocate for
GNCTD.

Ms. Namrata Mukim, standing
counsel for MCD with Ms. Niharika
Singh, Advocate for R-3 (*through
VC*).

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

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16.04.2026

1. Status report has been filed on behalf of the respondent no. 2/DDA.
2. The relevant portion from the aforesaid status report is set out below:

4. That it is submitted here that the property in question forms part of public passage which passes through Khasra No. 35/16, 35/15/2, 35/6, 35/5, 23/25, 23/16, 23/15 and 23/6 of Village Nithari, Delhi.

7. That the physical possession of the land in question has been handed over by the Block Development Officer, North West District (GNCTD), to the answering Respondent on 27th January 2021.



9. That in furtherance, a letter dated 10.01.2024 was sent by the Executive Engineer/DDA to the SDM (Rohini) to depute concerned staff on 22.01.2024 as a joint inspection by the Deputy Director Land Management Staff, North West Zone, DDA and Revenue Staff of Kanjhawala was to be held on 22.01.2024 for demarcation of encroachment in the said land. Copy of the letter dated 10.01.2024 sent by the Executive Engineer/DDA to the SDM (Rohini) is annexed herewith as **ANNEXURE-A-3**.

11. That after the demarcation, a letter no. F.NO.SDM(R)/MISC/2025/E-227554 dated 27.01.2025 was received from the Office of the Sub Divisional Magistrate (Rohini), District North-West categorically stating that "Sh. Azad Singh and Sh. Satbir Singh have alleged that, despite encroachment orders issued against multiple parties, **NOTARY** carried out demarcation only for their properties. They have requested necessary action for the remaining Khasra numbers, namely Khasra No. 15/1, 23/15, 35/5, 35/6, and 35/25 of Village Nithari. In view of above you are hereby directed to consider the representation of Sh. Azad Singh and Sh. Satbir Singh for taking appropriate action in the matter". Pursuant to this, the answering Respondent has initiated the preparation of a separate Status Report regarding encroachment in these above mentioned Khasras. A Status Report has already been prepared earlier in the case of *Sukhbir Singh vs. Azad Singh*, wherein the Petitioner was found to have encroached upon a public passage. Copy of the letter no. F.NO.SDM(R)/MISC/2025/E-227554 dated 27.01.2025 is annexed herewith as **ANNEXURE A-5**.



12. That it is submitted here that the Demolition Program of the above-mentioned land shall be fixed only after verification of the Total Station Survey drawing from the SDM Office/GNCTD. The Demolition Program cannot be carried out due to non-demarcation of the said land by the Revenue Authorities/GNCTD. The drawings have already been sent to the SDM (Rohini), GNCTD, for verification. As and when the drawings are verified, the necessary demolition shall be carried out accordingly.

3. In view of the status report filed on behalf of the respondent no.2/DDA, the present writ petition is disposed of, while directing the respondent no.2/DDA to take action in terms of what is stated in the status report.

4. All rights, contentions and legal remedies of the owner/occupier of the subject property shall remain protected.

AMIT BANSAL, J

APRIL 16, 2026

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