

PUBLIC GRIEVANCES COMMISSION
(Govt. of NCT of Delhi)
M-Block, Vikas Bhawan, IP Estate, New Delhi – 110110
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Order under Para 2(B) of the PGC Resolution No F.4/14/94-AR dated 25.9.1997

Date of hearing: 5th October, 2026

Complainant : Shri Rajbir Singh

Respondent : The District Magistrate (South West)
Govt. of NCT of Delhi
Kapa Shera Extension, Delhi

Through :

Shri Vishal Rana, Naib Tehsildar (SWD)

Grievance No. : PGC/2025/Rev. (SW)/Edu/192

1. Brief Facts of the Case

The complainant Shri Rajbir Singh has filed a complaint in the Commission stating that vide order number PGC/2020/Rev/Misc/7789 passed by the Commission on 13.9.2022, District Magistrate(South-West), Kapashehra was directed to personally monitor the encroachment on the Gram Sabha land (Khasra No. 172/5, Village Rawata) and ensure timely action. In the hearing held on 24.8.2022, BDO (South-West) had informed the Commission that the survey work of the concerned land is almost complete and administrative and expenditure approval has been obtained on 6.5.2022. information about the said scheme has also been sent to the I&FC Department. But the actual situation shows that the work of construction of boundary wall was not started on time, due to which the sanctioned amount lapsed. Thereafter, under order No. F.SDM/KH/Misc/2023/33904, dated 6.6.2023, demolition date 9.6.2023 was fixed on Khas. No. 172/4 & 172/5. But due to corruption and collusion, action was taken only on 172./4, while 172/5 (Gram Sabha land) is still under illegal occupation. The land (approx. 250 sq. yards, estimated Rs. 50 lakhs) is still being illegally occupied by the the alleged owner of Khas. No. 173/1. The complainant has requested that a detailed investigation should be conducted and accountability should be fixed. He also requested that a disciplinary action should be recommended against the erring officers for disobeying the orders of the Commission and for inaction. The complainant has requested to immediately free the Gram Sabha land (Khasra

No. 172/5) from illegal occupation, and issue instructions to re-grant administrative approval for the construction of boundary wall and start it soon.

2. Facts emerged during the hearing

2.1 The complainant is present.

2.2 Shri Vishal Rana, Naib Tehsildar from Revenue Department is present and submitted action taken report, stating the following :-

- i. It is respectfully submitted that the matter under consideration has been dealt with at multiple forums, including before the Hon'ble High Court of Delhi in W.P. (C) No. 429/2026, before the Court of the District Magistrate, South-West, and before the Court of the SDM/RA, Matiala. The proceedings before these forums have been undertaken in relation to the dispute concerning the land in question. and the possession thereof.
- ii. That, before the Court of the SDM/RA, Matiala, proceedings were undertaken pursuant to the directions issued by the then SDM vide Order dated 01.03.2025, whereby directions were issued to maintain status quo between the parties. In view of the nature of the dispute and the directions so issued, the matter also involved maintenance of peace and prevention of any breach thereof, for which appropriate proceedings were undertaken in accordance with law. At present this matter is being pursued in the court of RA in view of the maintenance of the provisions of the Code of Criminal Procedure such as Section 145/146 so that the matter is resolved in harmony.
- iii. That, pursuant to the aforesaid directions, field visits were conducted by the officers of the Revenue Department with a view to ascertain the factual position at the spot and to ensure compliance with the directions regarding maintenance of status quo. During the course of such proceedings and field verification, it was observed that both parties continued to dispute their respective entitlement and possession over the land in question.
- iv. That, it is pertinent to mention that, prior to the aforesaid field visit, demarcation proceedings vide order dated 09/01/2023 & 23/01/2023 of the land in question had already been carried out by the Revenue Department. Pursuant to the demarcation report, the wall/structure raised over the land in question was demolished in accordance with the demarcation proceedings and the area falling within the entitlement of the plaintiff was duly identified and marked. Thereafter, possession of the area measuring approximately 7 feet beyond the demolished wall was directed to be handed over to the plaintiff on the basis of the demarcation report.

v. That, the SDM/RA, Matiala had accordingly issued directions for handing over the possession of the land in question to the plaintiff in terms of the demarcation report. However, despite the said directions, the respondent did not permit the plaintiff to erect/reconstruct the wall over the area identified pursuant to the demarcation proceedings, thereby preventing the plaintiff from enjoying the benefit of the possession so identified.

vi. That, in view of the continued resistance and non-cooperation on the part of the respondent, the matter could not be brought to a conclusive end at the field level. The concerned authorities, including the police authorities, were also approached and directions were issued to the SHO concerned to facilitate the construction/erection of the wall in accordance with the directions and demarcation carried out by the Revenue Department. However, the said directions could not be effectively implemented owing to the continuing dispute between the parties.

vii That, thereafter, the matter was pursued before the office of the District Magistrate, South-West, where the issue is presently under consideration. The respondent has also approached the Court of the District Magistrate in respect of the aforesaid dispute, and the matter is accordingly being dealt with by the competent authority.

viii. That, simultaneously, the plaintiff has approached the Hon'ble High Court of Delhi in respect of the same dispute and has filed W.P. (C) No. 429/2026, which is also pending consideration before the Hon'ble Court.

ix. That, in view of the aforesaid circumstances, the office of the SDM, Matiala has been continuously pursuing the matter through proceedings before the Revenue Assistant Court as well as through repeated field visits and coordination with the concerned authorities, with the objective of resolving the dispute and maintaining peace between the parties.

10. That, it is respectfully submitted that the matter has consequently been under consideration before multiple judicial/administrative forums, namely the Hon'ble High Court of Delhi, the Court of the District Magistrate, South-West, and the Court of the SDM/RA, Matiala. Owing to the simultaneous proceedings and the field-level action being undertaken by the Revenue Department, this office could not comply with the date fixed by the Hon'ble Commission within the stipulated time.

xi. That the delay in submission of the Action Taken Report is therefore neither intentional nor deliberate. The undersigned sincerely regrets the delay and tenders an unconditional apology for the same.

PRATYUSH KANTH
MEMBER
Public Grievances Commission
Govt. of NCT of Delhi
M-BLOCK, Vikas Bhawan,
New Delhi-110002

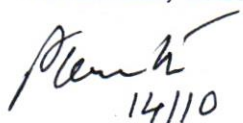
xii. In view of the facts and circumstances stated hereinabove, it is most respectfully prayed that the kind apology for the delay may graciously be accepted and the present Action Taken Report may kindly be taken on record. It is further submitted that the concerned office shall continue to pursue the matter in accordance with law and the directions of the competent authorities.

3. Directions of PGC

3.1 After hearing the complainant and Shri Vishal Rana, Naib Tehsildar, the Commission directs the Naib Tehsildar to file a comprehensive action taken report covering the grievance of the complainant in the next hearing.

3.3 The next date of hearing in the case has been scheduled on 12th November, 2026 at 2.30 p.m.

PRATYUSH KANTH
MEMBER
Public Grievances Commission
Govt. of NCT of Delhi
M-Block, Vikas Bhawan,
New Delhi-110002


14/10
(PRATYUSH KANTH)
MEMBER(PGC)

F.No. PGC/2025/A-II/Revenue-SW/192/ 11051-11057

Dated : 15/10/26

1. The Divisional Commissioner, Revenue Department, 5-Sham Nath Marg, Delhi-110054.
2. The District Magistrate (South-West District), Old Terminal Tax Building, Kapashera, Delhi-110037.
3. The Deputy Secretary (PGC), Public Grievances Commission, M-Block, Vikas Bhawan, Delhi - 110110.
4. The Technical Officer, PGC with the direction to upload the same on the website of PGC
5. The Deputy Commissioner, Najagarh Zone, Municipal Corporation of Delhi, near Dhansa Bus Stand, Delhi-110043
6. SDM (Kapashera), Old Terminal Tax Building, Kapashera, Delhi-110037.
7. The complainant Shri Rajbir Singh, S/o Shri Lilu Ram, r/o Village & Post Rawta, New Delhi-110073.