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

+ W.P.(C) 17239/2025

**KHUSHNUMA KHAN & ORS.**

.....Petitioners

Through: Mr. Prashanto Chandra Sen, Sr. Adv.,  
Mr. Sarin Naved, Ms. Rashi  
Goswami, Mr. Saurabh Sagar, Mr.  
Zeeshan Ahmad and Mohd.  
Noumaan, Adv.

versus

**UNION OF INDIA THROUGH ITS SECRETARY  
MINISTRY OF HOUSING AND URBAN AFFAIRS & ORS.**

.....Respondents

Through: Mr. Shrey Saraswat, SPC and Mr.  
Kartik Sharma, GP, UOI.  
Mr. Anuj Chaturvedi, SC and Ms.  
Richa Dhawan, Adv. for R-3.

**CORAM:**

**HON'BLE MR. JUSTICE SACHIN DATTA**

**ORDER**

% **13.11.2025**

**CM APPL.71029/2025 (Exemption)**

1. Allowed, subject to all just exceptions.
2. Application stands disposed of.

**W.P.(C) 17239/2025 and CM APPL.71028/2025**

3. The present petition is filed by the petitioners being aggrieved by the Eviction Notice bearing No.LDO/Enf./15-7(8792)/E-9204739/ 2025/125, dated 29.10.2025 and Rehabilitation Notice bearing No.LDO/Enf./15-7(8792)/E-9204739/ 2025/126, dated 29.10.2025, issued by the respondent no.2/ Land and Development Office (L&DO), Ministry of Housing and Urban Affairs, Government of India, directing the petitioners to vacate their

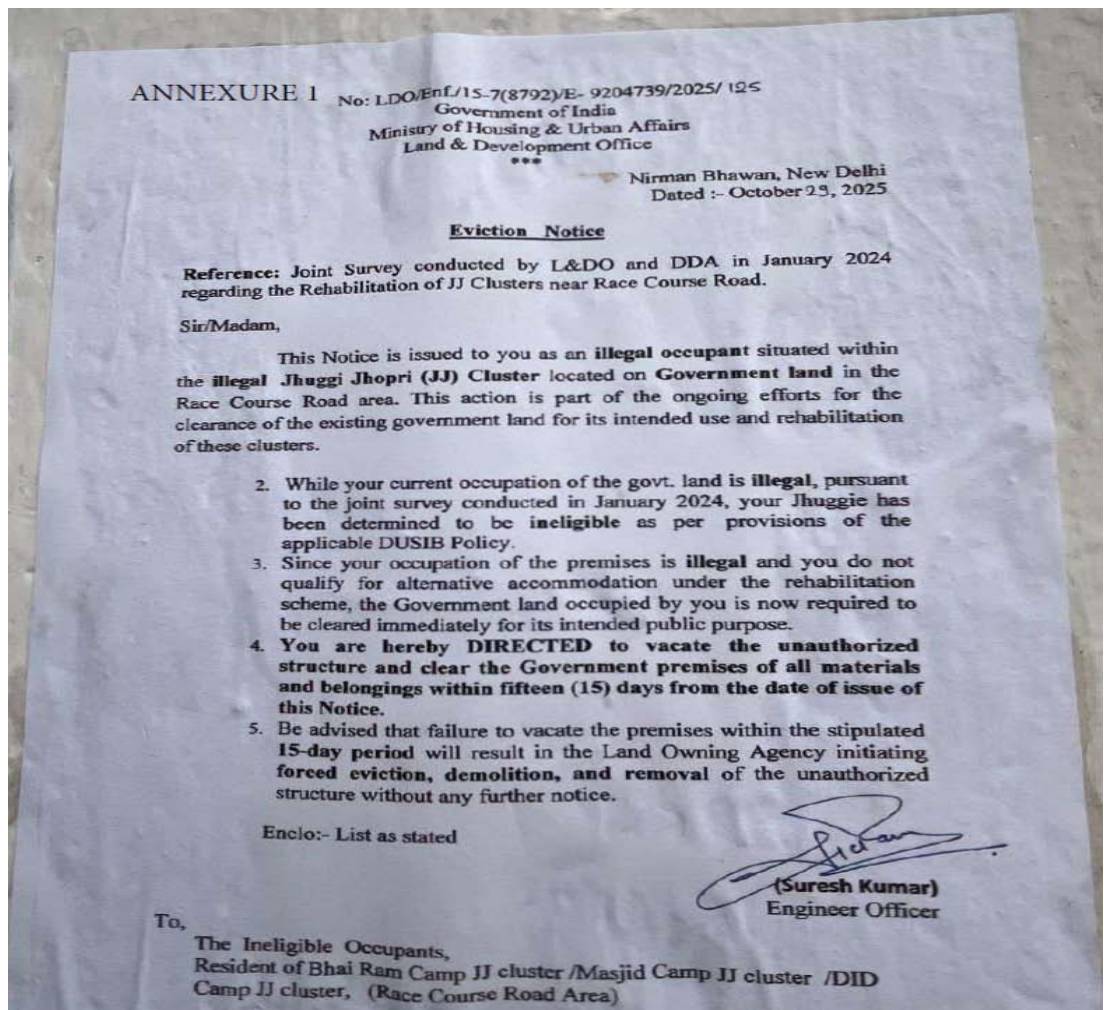


respective dwellings within a period of 15 days.

4. The petitioners claim to be the residents of settlements commonly known as Bhai Ram (BR) Camp, Masjid Camp and DID Camp, situated adjacent to the Delhi Race Club and Jaipur Polo Ground, New Delhi.

5. It is the case of the petitioners that the said settlements have been in existence for several decades and are duly reflected as notified *jhuggi* clusters at serial nos. 191 and 201 in the “Delhi Urban Shelter Improvement Board List of 675 JJ Bastis,” issued by the respondent no.3/ DUSIB.

6. The impugned Eviction Notice, pasted in the petitioners' locality reads as under:



This is a digitally signed order.

The authenticity of the order can be re-verified from Delhi High Court Order Portal by scanning the QR code shown above.

The Order is downloaded from the DHC Server on 22/11/2025 at 13:04:43



7. Learned senior counsel for the petitioners raises a two-fold submission:

(i) That in case the petitioners are to be dislocated, the rehabilitation procedure, as contemplated in the applicable policy must necessarily be adhered to, as a necessary pre-condition.

(ii) That in any event, the respondents are obliged to comply with the procedural safeguards laid down by the Supreme Court in ***Re: Directions in the matter of demolition of structures*** in W.P.(C) No.295/2022, decided on 13.11.2024. In terms thereof, each occupant is entitled to a specific Show Cause Notice, reasonable time to submit a reply, personal hearing, and a reasoned order prior to eviction.

8. It is submitted that from the tenor of the impugned Eviction Notice pasted in the locality, it is evident that the respondents are seeking to dislocate the petitioners without following the aforesaid mandatory procedure.

9. Issue notice.

10. Learned counsel, as aforesaid, accepts notice on behalf of the respondents. They seek some time to take instructions.

11. Let reply be filed within a period of three weeks. Rejoinder thereto, if any, be filed within one week thereafter.

12. List on 13.01.2026.

13. In the meantime, the petitioners shall not be evicted without adhering to the procedural safeguards set out in ***Re: Directions in the matter of demolition of structures***.

**NOVEMBER 13, 2025/c1**

**SACHIN DATTA, J**