

**HIGH COURT OF JUDICATURE FOR RAJASTHAN
BENCH AT JAIPUR**

S.B. Civil Writ Petition No. 7907/2026

1. Smt. Satnam Kaur D/o Late Shri Sardar Singh W/o Shri Harnaam Singh, R/o (A) 4, Dev Colony, Lal Kothi, Tonk Road, Jaipur And (B) 150-A, Ram Gali No. 2, Raja Park, Jaipur - 302004.
2. Smt. Manpreet Kaur W/o Shri Manjeet Singh Narang, R/o (A) 4, Dev Colony, Lal Kothi, Tonk Road, Jaipur And (B) 150-A, Ram Gali No. 2, Raja Park, Jaipur - 302004.
3. Shri Sahajpreet Singh Narang S/o Shri Manjeet Singh Narang, R/o (A) 4, Dev Colony, Lal Kothi, Tonk Road, Jaipur And (B) 150-A, Ram Gali No. 2, Raja Park, Jaipur - 302004.

----Petitioners

Versus

1. State of Rajasthan, Through The Principal Secretary, Urban Development And Housing Department, Government Of Rajasthan, Jaipur.
2. Jaipur Development Authority, Through Its Commissioner, Indira Circle, Jawahar Lal Nehru Marg, Jaipur (Raj.).
3. Jaipur Development Authority, Through Its Secretary, Indira Circle, Jawahar Lal Nehru Marg, Jaipur (Raj.).
4. The Deputy Commissioner, Zone-3, Jaipur Development Authority, Indira Circle, Jawahar Lal Nehru Marg, Jaipur (Raj.).

----Respondents

For Petitioner(s)	:	Mr. Sarthak Rastogi, Advocate for
For Respondent(s)	:	Mr. R.D. Rastogi, Senior Advocate with Mr. Chinmay Surolia, Advocate Mr. Amit Kuri, Advocate with Mr. Dharmaram, Advocate Mr. V.D. Gathala, AGC with Ms. Vijaylaxmi, Advocate

HON'BLE MR. JUSTICE VINOD KUMAR BHARWANI
Order

08/05/2026 :

Instant writ petition has been filed on behalf of the petitioners with the following prayers:-

"(a) To again direct JDA firstly to consider the representation of the petitioner dt.27.04.2026 in pursuance to the order dt.02.04.2026 passed by this Court before proceeding further in pursuance to the impugned notice dt.27.04.2026 and to quash and set aside the impugned notice dt.27.04.2026 which has been given to overreach the orders passed by this Hon'ble Court; and

(b) Issue a writ of mandamus or any other appropriate writ, order or direction commanding and directing respondent JDA to forthwith regularize Plot No.4, Dev Colony, Lal Kothi, Tonk Road, Jaipur and to execute and register a proper lease deed in favour of the petitioners in accordance with the Government of Rajasthan Policy dt.26.05.2000, 01.07.2022 and other subsequent policies/decisions;

(c) Issue a writ, order or direction declaring that the failure of JDA to issue the lease deed despite receipt of regularization amount on 25.07.2002 pursuant to the State Government Policy dt.26.05.2000, 01.07.2022 and other subsequent policies is illegal, arbitrary, and in violation of Article 14 and 21 of the Constitution of India.

(d) Award costs of the writ petition to the petitioners; and

(e) Pass such other and further orders, directions or reliefs as this Hon'ble Court may deem fit and proper in the interest of justice."

In this case, the Jaipur Development Authority issued a notice dt.27.04.2026, which is contrary to the earlier orders dt.02.04.2026 & 23.04.2026 passed by the Co-ordinate Bench of this Court. The petitioners stated that they have been residing at the disputed property situated at Dev Colony, Jaipur, for more than 40 years and had already fulfilled the conditions for regularization of the property. Despite this fact, JDA issued a notice for removal of encroachment and threatened demolition without deciding their pending representation/application.

Learned counsel appearing for the petitioners submits that the petitioners have submitted several representations before the respondent-Department followed by the latest representation dt.27.04.2026. Counsel further submits that the Co-ordinate Bench of this Court vide orders dt.02.04.2026 & 23.04.2026 had specifically directed the respondent-Department to consider & decide the

representations submitted by the petitioners. Counsel also contends that despite the aforesaid directions issued by the Co-ordinate Bench of this Court, the respondent-Department, without deciding the representation dt.27.04.2026 submitted by the petitioners in pursuance of the said orders, proceeded further by issuing notice dt.27.04.2026, which is in clear disregard of the orders passed by this Court. Counsel further prays that the respondent-Department be restrained from undertaking any coercive action, including removal or demolition of the alleged encroachment over the land in question, till the representation of the petitioners is duly considered & decided by the respondent-Department.

Learned counsel for the respondents raised no objections to the said prayer.

Heard. Perused.

Looking to the facts & circumstances of the case and considering the submissions made at bar, the present writ petition is disposed of, with the directions to the respondent No.2-JDA to first consider & decide the petitioners' representation dt.27.04.2026, submitted in pursuant to the earlier orders dt.02.04.2026 & 23.04.2026 within a period of 30-days from the date of receiving a certified copy of this order strictly in accordance with law. It is also ordered that until the representation is decided, no action or proceedings for removal of encroachment or demolition from the disputed property shall be taken against the petitioners. However, after deciding the representation, the authorities may proceed further in accordance with law, if necessary.

Accordingly, the writ petition stands disposed of.

Pending application, if any also stands disposed of.

(VINOD KUMAR BHARWANI),J