

HIGH COURT OF JUDICATURE FOR RAJASTHAN
BENCH AT JAIPUR

D.B. Civil Writ Petition (PIL) No.19367/2025

Shri Arvind Mishra Son of Shri Surendra Nath Mishra

-----Petitioner

Versus

The Principal Secretary & Ors.

-----Respondents

For Petitioner(s)	:	Mr.Anil Mehta, Sr. Adv. assisted by Mr.Ranvijay Singh, Adv.
For Respondent(s)	:	Mr.Amit Kuri, Adv. Mr.Dharma Ram, Adv. Mr.S.M. Sharma, AAAG, Mr.Karni Singh Sandu, Adv., & Mr.Vishwas Fatehpuria, Adv. for State.

HON'BLE THE ACTING CHIEF JUSTICE MR. SANJEEV PRAKASH SHARMA
HON'BLE MRS. JUSTICE SANGEETA SHARMA

Order

05/02/2026

1. We are not satisfied with the contentions pleaded in the reply filed on behalf of the Jaipur Development Authority.
2. It has been brought to our notice that in **D.B. Civil Writ Petition No.12774/2021** titled as ***All Residents of Ansal Sushant City Vs. The State of Rajasthan***, the Division Bench of this Court at Jodhpur on 01.10.2024 passed the following order:-

"6. The cases which are coming up before Court indicate that the lands/houses are being allotted to public without there being properly developed drainage, electricity and water supply facilities. Henceforth, the Development Authority - UDH and Corporations in the State shall ensure that no builder is allowed to sell plots and houses without having fulfilled all the obligations imposed on him under the building regulations. It is only when the development authority certifies that the colony developed by builder is habitable in all respects i.e. there are developed drainage facilities, electricity facilities and water facilities available to

future occupants including all other facilities as per the regulations that the occupation of the residential places shall be permissible. The State and the development authority shall ensure that the individual buyers are not defrauded by the builders. The responsibility would be of the development authorities to ensure that development takes place in accordance with the development plan and any situation like the present one where without water facilities having been developed, thousands of persons have started living, does not happen again.

7. The Secretary, UDH is directed to issue necessary directions in compliance of the order passed by the Court to all the development authorities of the State."

3. Learned counsel appearing for the UDH shall also inform as to what steps have been taken for compliance of the order dated 01.10.2024 passed in ***All Residents of Ansal Sushant City (supra)***.
4. The JDA to file specific affidavit of compliance of the Court's order dated 01.10.2024 passed in ***All Residents of Ansal Sushant City (supra)*** before the next date.
5. It is made clear that in the meanwhile, the JDA shall continue to take steps for the internal and external development of the concerned scheme of the petitioner.
6. List this case again on 23.03.2026.

(SANGEETA SHARMA),J

(SANJEEV PRAKASH SHARMA),ACTING CJ