

IN THE SUPREME COURT OF INDIA
CIVIL ORIGINAL JURISDICTION
M.A.NO.89/2026 IN W.P.(CIVIL) NO. 876 OF 1996

WITH

M.A.NO.811/2026 IN W.P.(CIVIL) NO. 876 OF 1996

DIARY NO.38954 OF 2024

DIARY NO.5631 OF 2025

DIARY NO.64131 OF 2025

M.A.NO.810/2026 IN MA 1221/2024 IN W.P.(CIVIL) NO. 876
OF 1996

M.A.NO.812/2026 IN W.P.(CIVIL) NO. 876 OF 1996

AND WITH

M.A.NO.813/2026 IN W.P.(CIVIL) NO. 876 OF 1996

IN THE MATTERS OF :

OKHLA ENCLAVE PLOT HOLDERS WE.ASON. ...PETITIONER(S)

VERSUS

UNION OF INDIA & ORS.

...RESPONDENTS

O R D E R

VIKRAM NATH, J.

1. The present batch of Miscellaneous Applications and Interlocutory Applications has been placed before this Court in Writ Petition (Civil) No. 876 of 1996 (hereinafter referred to as “the writ petition”). The writ petition was disposed of by judgment dated 03.10.2019. Thereafter, the matter has

been taken up from time to time for the purpose of implementation and compliance.

2. The immediate occasion for the present order is the need to streamline the implementation of the directions issued by this Court, including those contained in the order dated 25.04.2025. Several applications and representations have been filed by persons claiming to be plot holders or otherwise interested in the project in question. It has, therefore, become necessary to put in place a clear and orderly mechanism for receiving such applications, placing them before the learned Special Committee, and monitoring compliance with the earlier directions of this Court.
3. The factual and procedural background leading to the present order is as follows:

- 3.1. The writ petition arose out of the grievances of the members of Okhla Enclave Plot Holders Welfare Association relating to the project developed by M/s Durga Builders Private Limited (hereinafter referred to as “the Colonizer”) in Faridabad, Haryana. The dispute pertained to the claims of plot holders who had booked plots in the said project and sought allotment, possession and other consequential reliefs. By judgment dated 03.10.2019, this Court disposed of the writ petition and issued several directions for resolving the claims of the plot holders and for implementation of the project in accordance with law.

- 3.2. During the course of the proceedings, this Court had requested Hon’ble Mr. Justice Vikramajit Sen, former

Judge of this Court, to undertake the exercise of examining and supervising the resolution of the disputes. The Committee headed by Hon'ble Mr. Justice Vikramajit Sen (hereinafter referred to as "the learned Special Committee") considered the claims placed before it and submitted its report dated 16.01.2023.

3.3. The report dated 16.01.2023 was accepted by this Court by order dated 11.07.2023. However, further issues relating to implementation and compliance continued to arise before this Court. The matter was thereafter considered in Miscellaneous Application No. 1290 of 2022 and connected matters.

3.4. By order dated 25.04.2025, this Court requested the learned Special Committee to scrutinize the claims of the remaining 480 allottees of the Okhla Enclave Plot Holders Welfare Association and to finalise the list of eligible claimants within a reasonable period. This Court also directed the State of Haryana to consider 65% of the land share for plotted development, as agreed before the learned Special Committee, and to prepare a fresh layout plan for the project clearly marking the land available for allotment.

3.5. By the same order, the State of Haryana was directed to remove all encroachments at the earliest and to initiate scrutiny of commercial category claimants. The Colonizer was directed to pay the amounts due under the judgment dated 03.10.2019. All parties were also directed to comply with the other directions issued by the learned Special Committee in its report dated 16.01.2023.

3.6. It is in this background that the present batch of applications has been placed before this Court. Several persons claiming to be plot holders or otherwise interested in the project have sought consideration of their respective claims and grievances.

4. The issue which now requires consideration is not the re-opening of the judgment dated 03.10.2019 or the order dated 25.04.2025. The concern before this Court is to ensure that the directions already issued are implemented in an orderly, coordinated and time-bound manner.

5. It has been brought to our notice that several applications and representations have continued to be submitted by individual claimants and associations. These relate broadly to allotment, eligibility, possession, removal of encroachments, preparation of the layout plan, and other consequential steps necessary for implementation of the earlier directions of this Court.

6. The absence of a single channel for receiving, compiling and forwarding such claims has created the possibility of duplication, delay and avoidable confusion. It is, therefore, necessary to put in place a structured mechanism which will regulate the manner in which claims and representations are received, ensure that the learned Special Committee is not burdened with direct communications from multiple sources, and enable the State authorities to act in coordination with the directions already issued by this Court.

7. We have heard the learned counsel appearing for the applicants, the learned amicus curiae, the learned senior counsel appearing for the Colonizer, and the learned senior Additional Advocate General appearing for the State of Haryana. We have also considered the material placed on record, including the notes and suggestions submitted during the course of hearing. Having regard to the nature of the dispute, the long pendency of the implementation process, and the number of claimants who continue to approach this Court or the learned Special Committee, we are of the view that further directions are required to ensure effective compliance with the judgment dated 03.10.2019 and the order dated 25.04.2025.

8. For the reasons stated above, and in order to facilitate effective implementation of the judgment dated 03.10.2019 and the order dated 25.04.2025, we issue the following directions:

- i) The State of Haryana shall appoint a senior officer as the Nodal Officer within one week from today. The name, designation, office address, telephone number and official email address of the Nodal Officer shall be notified to the relevant stakeholders and shall be published on the official website of the Department of Town and Country Planning, Haryana.
- ii) The Nodal Officer shall be the single point of receipt for all applications, representations, documents and communications relating to individual claims in respect of the project in question. The Nodal Officer shall act in aid of the learned Special Committee and

shall discharge his functions in accordance with the instructions, requirements and directions issued by the learned Special Committee from time to time. No claimant, association, representative body or any other person shall directly communicate with the learned Special Committee, unless specifically permitted by the learned Special Committee.

- iii) The State of Haryana shall issue a public notice within one week from the appointment of the Nodal Officer. The public notice shall indicate the manner in which claims and representations are to be submitted. The notice shall also contain a specific condition that none of the claimants shall be permitted to directly approach or communicate with the Special Committee. It shall also specify the final date for submission of such claims and representations, which shall not be later than four weeks from the date of publication of the public notice.
- iv) Every claimant shall submit all relevant documents in support of the claim within the time specified in the public notice. The claimant shall also disclose whether any earlier claim, application, representation or proceeding has been filed in respect of the same plot or transaction, and whether any member of the same family has made any separate claim in respect of the project.
- v) The Nodal Officer shall acknowledge, compile, index and digitize the applications, representations and documents received. The complete record shall be

forwarded to the learned Special Committee in an organized manner within two weeks from the last date fixed for receipt of claims.

- vi) The Nodal Officer shall not decide the eligibility or merits of any claim. The role of the Nodal Officer shall be administrative and facilitative. The scrutiny and consideration of claims shall be undertaken by the learned Special Committee in accordance with the judgment dated 03.10.2019, the report dated 16.01.2023, the order dated 25.04.2025 and the parameters already laid down in these proceedings.
- vii) No application or representation submitted after the cut-off date notified under this order shall be entertained by the Nodal Officer, except pursuant to further orders of this Court.
- viii) The State of Haryana and all its concerned departments shall extend full cooperation to the learned Special Committee. The concerned authorities shall take necessary steps for preparation of the fresh layout plan, identification of land available for allotment, removal of encroachments, prevention of fresh encroachments or unauthorized construction, and scrutiny of commercial category claimants in terms of the earlier orders of this Court.
- ix) The State of Haryana shall issue suitable instructions to the registration, revenue, municipal and development authorities to ensure that no transfer, mutation, registration, construction permission or creation of third-party rights in respect of the project

area prejudices the implementation of the judgment dated 03.10.2019, the order dated 25.04.2025 or the proceedings before the learned Special Committee.

- x) The State of Haryana shall clear the pending fee and expenses of the learned Special Committee within four weeks from today. Future fees and expenses shall also be paid within a reasonable time from the raising of the bill or intimation by the learned Special Committee.
- xi) The Colonizer shall cooperate with the learned Special Committee and the Nodal Officer. The Colonizer shall make available all records, maps, allotment details, payment details and other documents which may be required for implementation of the earlier directions of this Court. Any claim of the Colonizer in relation to the project shall be considered only after compliance with the directions issued by this Court from time to time.
- xii) The State of Haryana shall file a status report before this Court at least one week before the next date of listing, indicating the steps taken in compliance with the present order, including the appointment of the Nodal Officer, publication of notice, receipt and forwarding of claims, preparation of the layout plan, removal of encroachments, prevention of unauthorized construction, and payment of fees and expenses of the learned Special Committee.

9. It is clarified that this Court has not examined the merits of any individual claim in the present order. No claim shall be

treated as accepted merely because it has been received by the Nodal Officer or forwarded to the learned Special Committee. The learned Special Committee shall consider the claims strictly in accordance with the parameters already laid down in these proceedings.

10. The applications seeking intervention, impleadment insofar as they seek consideration of individual claims, shall stand disposed of in terms of the present order. It is clarified that such disposal shall not be treated as recognition or acceptance of the merits of any individual claim.

11. The learned amicus curiae shall be supplied a copy of the status report filed by the State of Haryana. The learned amicus curiae may place a brief note before this Court, if any further clarification or direction is required.

12. List the matters after twelve weeks for further consideration of the status report and for monitoring compliance with the present order.

.....**J.**
(VIKRAM NATH)

.....**J.**
(SANDEEP MEHTA)

NEW DELHI
MAY 18, 2026

ITEM NO.65

COURT NO.2

SECTION X

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

Miscellaneous Application No. 89/2026 in W.P.(C) No. 876/1996

[Arising out of impugned final judgment and order dated 03-10-2019 in W.P.(C) No. 876/1996 passed by the Supreme Court of India]

(in the matter(s) of)

OKHLA ENCLAVE PLOT HOLDERS WEL. ASON.

Petitioner(s)

VERSUS

UNION OF INDIA & ORS.

Respondent(s)

IA No. 306900/2025 - APPLICATION FOR PERMISSION
IA No. 277264/2025 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 306903/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT
IA No. 277271/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT
IA No. 117265/2026 - INTERVENTION/IMPLEADMENT
IA No. 116321/2026 - INTERVENTION/IMPLEADMENT
IA No. 306901/2025 - INTERVENTION/IMPLEADMENT

WITH

MA 811/2026 in W.P.(C) No. 876/1996 (X)

FOR APPLICATION FOR PERMISSION ON IA 70372/2024

FOR impleading party ON IA 70373/2024

FOR INTERVENTION/IMPLEADMENT ON IA 70373/2024

IA No. 70372/2024 - APPLICATION FOR PERMISSION

IA No. 70373/2024 - INTERVENTION/IMPLEADMENT

Diary No(s). 38954/2024 (X)

Diary No(s). 5631/2025 (X)

MA 810/2026 in MA 1221/2024 in W.P.(C) No. 876/1996 (X)

FOR APPLICATION FOR PERMISSION ON IA 232343/2025

FOR impleading party ON IA 232344/2025

FOR INTERVENTION/IMPLEADMENT ON IA 232344/2025

FOR APPROPRIATE ORDERS/DIRECTIONS ON IA 48676/2026

IA No. 232343/2025 - APPLICATION FOR PERMISSION

IA No. 48676/2026 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 232344/2025 - INTERVENTION/IMPLEADMENT

Diary No(s). 64131/2025 (X)

MA 812/2026 in W.P.(C) No. 876/1996 (X)

FOR APPLICATION FOR PERMISSION ON IA 38228/2026

FOR impleading party ON IA 38231/2026

FOR INTERVENTION/IMPLEADMENT ON IA 38231/2026

FOR APPROPRIATE ORDERS/DIRECTIONS ON IA 38236/2026

IA No. 38228/2026 - APPLICATION FOR PERMISSION
IA No. 38236/2026 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 38231/2026 - INTERVENTION/IMPLEADMENT
MA 813/2026 in W.P.(C) No. 876/1996 (X)
FOR APPROPRIATE ORDERS/DIRECTIONS ON IA 39942/2026
IA No. 39942/2026 - APPROPRIATE ORDERS/DIRECTIONS

Date : 18-05-2026 These matters were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE VIKRAM NATH
HON'BLE MR. JUSTICE SANDEEP MEHTA

Amicus Curiae : Ms. Rashmi Nandakumar, Adv.
Ms. Yashmita Pandey, Adv.

For Petitioner(s) :

Mr. Hem Chand Vashisht, Adv.
Mr. Alok Vajpayee, AOR
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Mr. Rooak Gaur, Adv.
Mr. Sanjay Sharma, Adv.
Mr. Priyanshu Saini, Adv.
Ms. Deepti Sharma, Adv.
Mrs. Apurva Tripathi, Adv.
Mr. Ajit Kumar Pathak, Adv.
Mr. Amjad Hussain, Adv.
Ms. Sakshi Kumari, Adv.
Mr. Deepak, Adv.

Mr. Bahar U Barqi, Adv.
Mr. Chand Qureshi, AOR
Mr. Udhay Krishna G, Adv.
Mr. Keshav Kumar Ishwar, Adv.
Mr. Vijay Kumar, Adv.
Mr. Sundeep Pandhi, Adv.
Mr. Syed Mazahir Hussain Chishty, Adv.
Mr. Naresh Kumar Sharma, Adv.
Mr. Ghanshyam Bhati, Adv.

Ms. Sumita Hazarika, AOR
Ms. Kalpana K Tripathy, Adv.
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Mr. Kalgulen Kipgen, Adv.

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Ms. Sumitra Kumari Choudhary, AOR
Mr. M.k. Raghav Raman, Adv.
Ms. Nitya Sharma, Adv.

Ms. Jamsine Sheikh, Adv.
Mr. Aditya Choudhary, Adv.

Mr. Nagendra Kasana, AOR
Mrs. Anjana Kasana, Adv.
Ms. Neeta Kasana, Adv.

Mr. Chandra Bhushan Prasad, AOR

Mr. Piyush Sharma, AOR
Mr. Anuj Kumar Sharma, Adv.

Mr. Md. Shahid Anwar, AOR
Mr. Sudarshan Rajan, AOR
Mr. Amit Pawan, AOR

Mr. S. Rajappa, AOR

Mr. E. C. Vidya Sagar, AOR

Mr. Ranbir Singh Yadav, AOR
Mr. Prateek Yadav, Adv.
Ms. Anzu K. Varkey, Adv.
Mr. Puran Mal Saini, Adv.
Mr. Vikrat Yadav, Adv.
Mr. Mohammed Shahrukh, Adv.
Mr. Yoges Yadav, Adv.

Petitioner-in-person
Mr. P. Narasimhan, AOR

Mr. P. N. Puri, AOR
Mrs. Reeta Dewan Puri, Adv.
Ms. Reeta Dewan Puri, Adv.
Ms. Smriti Puri, Adv.
Mr. Srajan Sinha, Adv.
Ms. Srajan Sinha, Adv.
Mr. Suresh Kumar Bhan, Adv.

For Respondent(s) : Mr. P. Parmeswaran, AOR

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Mr. Prakhar, Adv.

Mr. Alok Sangwan, Sr. AAG
Mr. Sumit Kumar Sharma, Adv.

Mr. Rajat Sangwan, Adv.
Mr. Samar Vijay Singh, AOR

Ms. Puja Sharma, AOR
Mr. Shekhar Kumar, AOR
Ms. Jaspreet Gogia, AOR
Mr. Yash Pal Dhingra, AOR
Dr. S. K. Verma, AOR
Mr. Shailendra Bhardwaj, AOR
Mr. S. K. Verma, AOR
Mrs. Rani Chhabra, AOR
Mr. Arun K. Sinha, AOR
M/S. S & S Legal, AOR
Mr. Sanjay Jain, AOR
Mr. Ayush Sharma, AOR
Ms. N. Annapoorani, AOR

UPON hearing the counsel the Court made the following
O R D E R

List the matters after twelve weeks for
further consideration of the status report and
for monitoring compliance with the present
order.

(SONIA BHASIN)
ASSISTANT REGISTRAR-CUM-PS

(RANJANA SHAILEY)
ASSISTANT REGISTRAR

(Signed order is placed on the file)