

**HIGH COURT OF JUDICATURE FOR RAJASTHAN AT
JODHPUR**

In Re:

**Structural integrity, safety and imminent peril to human
lives arising from the Central Dome and allied defects in
the Building of the Rajasthan High Court, Principal Seat,
Jodhpur.**

**HON'BLE DR. JUSTICE PUSHPENDRA SINGH BHATI
HON'BLE MR. JUSTICE PRAVEER BHATNAGAR**

Order

10/08/2026



1. This Court is gravely concerned with a matter of public importance and institutional significance, namely the structural condition of the Building of the Rajasthan High Court, Principal Seat, including the Central Dome (approx. at a height of 21 metres) built and existing therein, which, according to the expert opinion of the Indian Institute of Technology, Bombay, is in a state of imminent collapse and may fall at any moment, thereby exposing the precious lives of all the stakeholders within the premises to grave and irreversible danger and damage.

2. On 20.04.2007, foundation of the New (Existing) Building of the Rajasthan High Court, Principal Seat, Jodhpur was laid, and thereafter, boundary wall of three sides of the premises was constructed by the Public Works Department (PWD). On 23.12.2010, the MoU was executed with the RSRDC Limited. On

20.04.2011, the construction work of the Main Building commenced. By the end of 2013, the structural work of the Building of the Rajasthan High Court was completed. On 06.12.2019, the Building was handed over, followed by inauguration thereof by the Hon'ble President of India, Hon'ble Law Minister of India, Hon'ble the Chief Justice of India, Hon'ble Chief Minister, Hon'ble Supreme Court Judges and other dignitaries. Thus, within a span of few years only, the said building including its Central Dome, has been found to be in an extreme deteriorating condition.



3. The Court records with deep anguish and stern disapproval of the condition of the said Dome, occupying a central and prominent position in the building, which has been opined by experts of IIT Bombay to be structurally compromised to such an extent that its failure is no longer a remote contingency but an imminent and ever-present threat. The consequences of such a catastrophe would be catastrophic, involving potential loss of precious human lives and irreparable damage to the dignity and functioning of this constitutional Court.

4. The matter does not stand in isolation. This Court takes judicial notice of the fact that before completion of five years from the date of taking over possession of the building, many structural defects have occurred in the Building, which are nothing but a series of prior and continuing structural and maintenance failures within the same building, including but not limited to the following:

- Before 20.02.2023, in Courts No.2, 9 & 16 and Chamber No.16 as well as premises, false ceiling was damaged due to falling of roof.
- On 20.02.2023, in Court No.14, false ceiling was damaged due to falling of roof.

- On 29.04.2023, in Dome, a part of roof fell down.



- On 23.06.2023, in Civil Misc. Appeal Section, false ceiling fell down, due to plaster flaking.
- On 28.06.2023, in Bill Section, false ceiling fell down, due to plaster flaking.

- On 24.09.2024, near the Lift (installed at Ground Floor – Gate No.3 – opposite to Mediation Centre), the roof fell down.
- On 12.09.2024, in Court No.19, due to accumulation of water in false ceiling (resulting from water leakage/seepage), the false ceiling fell down.
- On 13.04.2025, plaster of Dome Area fell down.
- On 01.10.2025, in Statistics Section, a part of plaster fell down.
- On 29.11.2025, false ceiling of the corridor (towards the Office of Registrar General) fell down and upon general inspection, it was found that the Corridor (towards the Chamber of Hon'ble the Chief Justice) is also in a dilapidated condition.

- The aforesaid clearly indicates occurrence repeated incidents of roof collapse or partial falling of ceiling in Judges' Chambers, judicial sections and the Dome area itself. Pervasive seepage and water ingress throughout the entire building. Use of poor-quality sanitary pipes and fittings resulting in chronic leakage and deterioration. Wholly inadequate and deficient fire-management and fire-safety systems. Defective and poorly maintained drainage systems. Visible and progressive cracks in load-bearing and non-load-bearing elements of the structure. A general state of neglect and deferred maintenance that has progressively endangered the safety of all occupants.



5. The cumulative effect of the foregoing deficiencies demonstrates a systemic failure in the upkeep, monitoring and timely rectification of a building that houses the highest constitutional Court of the State. Such neglect is wholly unacceptable and cannot be countenanced.
6. The Expert Committee of IIT Jodhpur after visiting the site, submitted its Preliminary Report on 20.03.2023, making certain recommendations and thereafter, submitted Final Report dated 19.04.2023. In the Final Report dated 19.04.2023, following observations have been pointed out:-
 - (i) The collapse of the ceiling due to spalling of the concrete cover of slabs. Visual examination of the spalled concrete cover has indicated heavy corrosion in steel reinforcement. The spalled concrete cover of slabs damaged the false ceiling and furniture of the room.

(ii) Further inspection of the other parts of the Building has indicated the following phenomena :-

- a) corrosion in steel reinforcement at the top,
- b) corrosion-induced cracking in concrete around confinement,
- c) severely corroded steel rebars in the roof-top periphery columns near the vicinity of the ceiling failure,
- d) few instances of improper waterproofing, especially parapet walls at the roof-top
- c) patches of plastering on slabs,
- d) de-lamination of tiles near the construction joints, and
- e) cracking seals at the rooftop using some textile materials.



The rate/speed of corrosion is high, as significant corrosion is seen at the site within a few years after the construction.

In the Report dated 19.04.2023, the Expert Committee of IIT Jodhpur recommended to carry out a comprehensive structural audit of the building by a third party with the following scopes :-

- Visual inspection of the structure during the visit. Reporting the condition of the building as apparent from the visual inspection.
- Non-destructive testing of concrete at chosen locations.
- Tests on corrosion followed by analysis with respect to manufacturer specification.
- Sample extraction from existing tube well to see the water quality.
- Chemical analysis of concrete samples at chosen locations to assess the alkalinity aspects of the concrete.

6.1. The Expert Committee of IIT Jodhpur also mentioned that as a temporary measure, the ceiling of the room may be repaired by an expert agency with total corrosion protection on the rebars

used in the ceiling keeping in mind the strength of the virgin rebars/concrete. The temporary measures should be initiated only after the Project management consultant / Agency meeting. While carrying out the temporary measures, the following aspects were suggested to be considered:-

- (a) Repairs may be carried out from the bottom, as much as possible, to reduce damage to the finishing work. The slabs must be stripped of plastering or insulation work at the bottom before the jacketing of the slabs. Care to be taken to remove any deflections and sagging that may have occurred.



All substrate reinforced concrete elements must be pressure-grouted with a hydrophobic chemical using nipples installed at a regular spacing recommended by the manufacturer.

- (c) Cathodic protection, at spacings recommended by the manufacturer, must be provided in all structural members, including beams, columns and slabs.

The repairing work must be carried out as per above instruction for the chamber where the ceiling fell down and also at the adjoining areas if the same is required to be repaired on immediate basis.

After perusal of aforesaid reports, a Note was prepared incorporating the recommendations suggested by the IIT Jodhpur.

Thereafter, Structural Audit of the Building was conducted by M/s P.T. Mase & Associates and submitted the final report on 09.05.2024 and suggested that based upon all Non-Destructive Tests (NDT) results, it was recommended to repair damaged areas

as per location, methodology, specifications & drawings given along with this report.

As per various NDT Tests carried out, the observations are as under:-

Sr. No.	Name of the test	Observations
1	Ultrasonic Pulse Velocity Test	Out of all readings 5.64% readings are doubtful.
2	Rebound Hammer Test	The grade of concrete at maximum locations is of M25
3	PH and Carbonation Test	The pH of concrete is reduced at both floors. The passive layer over reinforcement is found to be intact at upper ground floor, first floor and found to be not intact at Lower ground floor
4	Half Cell Potentiometer Test	Maximum readings are between - 478mV to -134mV
5	Core Test	Compressive strength of concrete are ranges from M18.40 to M32.75 at maximum locations.
6	Chemical Analysis of Water Samples	Chloride content is higher than permissible limits.
7	Chloride & Sulphate Test on Concrete	Chloride and Sulphate content is within the permissible limits

6.2. As per the Report dated 06.07.2024 of Chloride & Sulphate Content in Sand Sample submitted by M/s P.T. Mase & Associates it was observed that Chloride & Sulphate content in sand are well within the acceptable limits as per IS 383:2016. Similarly, as per Chloride & Sulphate Test on Water Samples collected from various Bore Holes, it is observed that Chloride content in Water Samples are on higher sides as per the limits given in relevant Indian Standard Specifications. Hence, the same water cannot be use for construction and for gardening water without purification.

OTHER INCIDENTS DUE TO STRUCTURAL DEFECT

Sr. No.	Details of Incidents
1	भवन में कई स्थानों पर प्लास्टर उखड़ा हुआ है तथा सरिये फूल रहे हैं ।
2	ऑडिटोरियम के सर्किल में स्थित पिलर फूल गया है तथा भवन के कई पिलरों ने अपनी

	जगह छोड़ दी है ।
3	भवन के अधिकांश कॉलम का प्लास्टर उखड़ गया है तथा सरिये गल गये हैं ।
4	भवन में जमीन पर लगाई गई ग्रेनाईट एवं अन्य टाइल्स सही तरीके से नहीं लगाई गई है तथा अधिकांश जगह टाइल्स उखड़ रही है या उचित समाग्री के आभाव में फूल चुकी है । यही स्थिति दीवारों में लगी टाइल्स की है ।

Thereafter, RSRDC Ltd., Jodhpur has prepared a Brief Note / Report after perusal of Reports submitted by the IIT Jodhpur and M/s P.T. Mase & Associates. The Report classified repairing work as

suggested by Structural Auditor M/s P.T. Mase Associates, the estimate of structural repair and retrofitting works amounting to Rs. 57.65 Cr. by considering building in three phases of repair as under :-



A. Level of Criticality of High Intensity: This level pertains to cracks and structural defects occurred in beams, Columns and Slabs, Joint gaps etc. for which estimated amount is Rs. 10.39 Cr. Plus 10% extra amount for architectural finish after repair and rehabilitation work.

B. Level of Criticality of Medium Intensity : This level pertain to seepages as well spoiling in walls for which estimated amount is Rs. 9.06 Cr. Plus 10% extra amount for architectural finish after repair and rehabilitation work.

C. Level of Criticality of Low Intensity : This level pertain to defects such as settlements, cracks and paints where deterioration has just started for which estimated amount is Rs. 25.09 Cr. Plus 10% extra amount for architectural finish after repair and rehabilitation work.

Based on these outcomes, repair work has been taken up in phases by the agency M/s Cembond Construction Private Limited appointed by RSRDC Ltd. Deputy General Manager RSRDC Ltd., Jodhpur vide Letter dated 16.07.2025 has confirmed that the methodology adopted by the agency has been vetted by a senior professor from the prestigious

IIT Bombay and therefore no further approval is required at their end.

FIRE INCIDENT

Sr. No.	Date of Incidents	Details of Incidents
1	18.09.2024	प्रातः लगभग 05:36 पर न्यायालय कक्ष सं. 2 में भीषण आग लग गई, जबकि एक दिन पूर्व ही आर.एस.आर.डी.सी. लिमिटेड द्वारा इस तथ्य का प्रमाण पत्र दिया गया था कि न्यायालय कक्ष सं. 2 उपयोग में लिये जाने योग्य है । आर.एस.आर.डी.सी. लि. द्वारा स्थापित किया गया फायर सेफ्टी सिस्टम घटना के दौरान क्रियाशील नहीं पाया गया तथा आई.आई. टी. जोधपुर द्वारा किए गये निरीक्षण में फायर सेफ्टी सिस्टम में कई कमियां पाई गई तथा फायर सेफ्टी सिस्टम निर्धारित मानकों के अनुरूप स्थापित एवं संधारित नहीं पाया गया । स्थापित संयंत्रों के सुचारु रूप से संचालन के लिए कोई प्रभावी कदम नहीं उठाये गये ।



Under due directions, an FIR dated 12.11.2024, in relation to the issue in question, has been registered at Police Station Kudi Bhagtasani, Jodhpur. However, till date, no action taken report has been received by the office in this regard.

Project Director was directed to undertake “Structural Audit & Capacity Assessment” of the remaining untreated areas of the High Court Building through IIT Bombay.

Project Director, RSRDC Ltd., Unit-II, Jodhpur vide Letter No. PD/Ju-II/File-IIT Bombay/2026-27/620-621 dated 20.07.2026 has forwarded the interim presentation/report submitted by IIT Bombay in reference to the meeting held on 18.07.2026 regarding the ongoing structural audit and rehabilitation works of the Rajasthan High Court Building, Jodhpur. The salient findings and recommendations of IIT Bombay are summarized below:-

- The ongoing structural audit indicates that the deterioration of the Building is primarily due to

reinforcement corrosion, carbonation, and localized chloride contamination, resulting in progressive deterioration of structural members.

- Active corrosion has been identified in several structural members. Approximately 40% of the inspected areas are vulnerable to concrete spalling, while UPV test results indicate doubtful to poor quality concrete in many locations. Carbonation has reached the reinforcement cover depth, resulting in reduced alkalinity (pH approximately 9-10) and increased corrosion risk.



- The structural Audit further concludes that the building possess all the factors responsible for the initiation and acceleration of reinforcement corrosion, namely borderline to high chloride content, significant carbonation, and low pH, particularly in moist and humid areas, thereby increasing the likelihood of concrete spalling. Carbonation of concrete leads to reinforcement corrosion, and whenever humidity or moisture levels increase, the corrosion process accelerates, inducing internal stresses that may result in the sudden debonding and falling of the concrete cover without any prior visible cracks or warning signs on the surface.
- IIT Bombay has observed that the identified corrosion mechanisms are progressive in nature and require immediate engineering intervention. While the final

structural audit report along with detailed remedial measure will be submitted in due course, the following interim precautionary recommendations have been made :-

- Cordon off the circular open portion of the Dome area.
- Permit only dry mopping throughout the High Court Building.
- Immediately address all seepage and plumbing related leakages, if any.



Under due directions, the Dome area has been cordoned off and the Project Director, RSRDC has been directed to submit a retrofitting plan and immediately address all seepage & plumbing related leakages.

7. In such circumstances, this Court takes suo motu cognizance of a matter. Let the matter be accordingly registered as a writ petition titled:

SUO MOTU : IN RE:

Structural integrity, safety and imminent peril to human lives arising from the Central Dome and allied defects in the Building of the Rajasthan High Court, Principal Seat, Jodhpur.

Versus

1.The State of Rajasthan, through the Chief Secretary, Government of Rajasthan, Jaipur (Raj.).

2.The Principal Secretary, Public Works Department, Government of Rajasthan, Jaipur (Raj.).

3.The Principal Secretary, Department of Finance, Government of Rajasthan, Jaipur (Raj.)

4.The Principal Secretary, Law & Legal Affairs Department, Government of Rajasthan, Jaipur (Raj.).

5.The Union of India, through the Secretary, Department of Justice, Ministry of Law & Justice Government of India, New Delhi.

6.The Rajasthan State Road Development & Construction Corporation Limited (RSRDC), through its Managing Director, RSRDC, Jhalana Doongri, Jaipur (Raj.).

7.The Director General of Police, Rajasthan, Jaipur (Raj.).

8.The Registrar General, Rajasthan High Court, Jodhpur (Raj.).

7.1. Other authorities concerned shall however, be impleaded as respondents in the present matter, in case warranted, during the course of proceedings.

8. Let notices be issued to all the respondents named above.

8.1. Mr. Rajesh Panwar, learned Senior Advocate & Additional Advocate General assisted by Mr. Ayush Gehlot accepts notice on behalf of respondents No.1, 2, 4 & 6. Mr.Mahaveer Bishnoi, learned Additional Advocate General accepts notice on behalf of respondent No.3. Mr. Shyam Sunder Paliwal, learned Deputy Solicitor General accepts notice on behalf of respondent No.5. Mr. B.L. Bhati, learned Additional Advocate General accepts notice on behalf of respondent No.7. Dr. Sachin Acharya, learned Senior Advocate assisted by Mr. Chayan Bothra accepts notice on behalf



of respondent No.8. Hence, service upon the respondents are complete.

9. The respondents shall file comprehensive affidavits on or before 24.08.2026, inter alia, disclosing in specific terms :

(a) the present status of all safety audits, structural health monitoring systems, load-bearing capacity assessments, residual life evaluations and the degree of urgency of intervention as assessed by competent structural experts, together with copies of all such reports;



(b) the precise administrative, technical and contractual reasons for the continued existence of pervasive seepage, defective sanitary installations, inadequate fire-safety arrangements, drainage failures, progressive structural cracks and repeated roof collapses despite earlier incidents and prior knowledge;

(c) the exact role, contractual obligations, supervisory responsibility, financial accountability, quality control and performance of RSRDC and every other agency, contractor or consultant involved in the original construction, subsequent alterations, maintenance and any ongoing works relating to the Building and the Dome;

(d) the immediate interim measures already taken or proposed to be taken to safeguard human life and property pending permanent structural remediation, including the nature of engineering interventions, their scientific basis, the

names of the experts recommending them, and the exact timeline of implementation;

(e) a fully costed, time-bound, stage-wise and enforceable action plan for the permanent strengthening, reconstruction or complete replacement of the Central Dome and the comprehensive rectification of every identified structural, sanitary, drainage, fire-safety and other defect, together with clear identification of the executing agency, the budgetary allocation already made or required to be made, the source of funds, and the names and designations of the officers personally responsible for execution, supervision and monitoring at every stage;

(f) the names, designations, contact details and present postings of every officer of the RSRDC who has been or is currently responsible for the structural safety, maintenance, fire safety and overall upkeep of the Building since the date of its construction / occupation, so that personal accountability may be fixed if required.

9.1. Pending further orders, the respondents shall ensure that:

(a) immediate, effective and scientifically sound temporary protective measures — including, if necessary, restricted or complete prohibition of access to affected zones, installation of propping, shoring, steel scaffolding, protective netting, or any other engineering intervention recommended by competent structural experts of national repute — are put in place forthwith to avert any sudden collapse;



(b) continuous, round-the-clock structural health monitoring of the Central Dome and all critical structural elements is established and maintained by a team of qualified structural engineers of proven expertise, with daily written reports (including photographic and, where necessary, video documentation) submitted to the Registrar General and placed before this Court;



(c) no person whomsoever is exposed to unnecessary or avoidable risk in the affected zones; clear, prominent and bilingual (Hindi and English) signage, physical barriers, access-control protocols and security deployment shall be enforced strictly;

(d) a detailed, written, comprehensive safety and evacuation protocol is prepared in consultation with structural engineers and fire-safety experts of national standing and is circulated to every stakeholder within the High Court premises (Hon'ble Judges, officers, staff, advocates and security personnel) within forty-eight hours, with mock drills conducted within seventy-two hours;

(e) all temporary or permanent works are executed only under the direct supervision of competent structural engineers of proven expertise drawn from institutions of national repute, and not left to routine departmental processes or contractors of ordinary competence;

(f) a dedicated Control Room is established within the High Court premises under the direct supervision of the Registrar

General, manned 24×7 by technical and administrative personnel, for continuous monitoring and immediate response; and

(g) photographic and video documentation of the present condition of the Central Dome and all critical areas is undertaken immediately by a competent agency and preserved for the record of this Court.



9.2. Any affidavit found to be incomplete, evasive, vague, delayed or designed to downplay the gravity of the situation shall be viewed with the utmost seriousness and may invite adverse orders including those for personal appearance, personal accountability and initiation of appropriate proceedings.

10. This Court views with extreme seriousness and the sternest possible disapproval any further delay, bureaucratic inertia, inter-departmental shifting of responsibility, or any attempt — however subtle — to minimize, downplay or obscure the gravity of the structural threat. The safety of human lives within the precincts of this constitutional Court is non-negotiable and absolute. Any failure to respond with the required urgency, transparency, completeness and personal accountability shall invite appropriate and stringent orders, including but not limited to directions for personal appearance, fixation of individual responsibility, and such other coercive or corrective measures as this Court may deem fit in the interests of justice, as well as institutional and public safety.

11. This Court also constitutes a team of lawyers to assist this Court as Amicus Curiae, names whereof would be suggested by

the Presidents of the Rajasthan High Court Lawyers' Association, Jodhpur and Rajasthan High Court Advocates' Association, Jodhpur on the next date. Presidents & General Secretaries of Rajasthan High Court Lawyers' Association, Jodhpur and Rajasthan High Court Advocates' Association, Jodhpur will be ex officio members of the said team. Along with them, this Court requests

Mr. Ravi Bhansali, Senior Advocate, Mr. G.R. Punia, Senior Advocate, Mr. Dharendra Singh, Senior Advocate, Mr. Jagmal Singh Choudhary, Senior Advocate, Mr. Manish Shishodia, Senior Advocate, Mr. Vikas Balia, Senior Advocate and Mr. Rajesh Joshi, Senior Advocate to assist this Court in the matter.



12. List the matter on **24.08.2026**. On the said date, following shall remain personally present before this Court to assist this Court on the issue in question :

- Chief Secretary, Government of Rajasthan, Jaipur.
- Principal Secretary, Department of Finance Government of Rajasthan, Jaipur.
- Principal Secretary, Public Works Department, Government of Rajasthan, Jaipur.
- Managing Director, RSRDC, Jaipur.
- Director General of Police, Rajasthan, Jaipur.
- One of the nominees each of IIT, Jodhpur and IIT, Bombay.
- One of the nominees of M/s. P.T. Mase & Associates, 240 B-1, Bajaj Nagar, Nagpur (Maharashtra)-440010.

13. The Registry is directed to register the present proceedings as a suo motu Public Interest Litigation under Article 226 of the Constitution of India and furnish copies of this order to the learned Amicus Curiae as well as all the respondents. A copy of this order be also forwarded to the IIT, Bombay, IIT, Jodhpur and M/s. P.T. Mase & Associates, Nagpur for immediate compliance and necessary action.



(PRAVEER BHATNAGAR),J

(DR.PUSHPENDRA SINGH BHATI),J

Skant/-