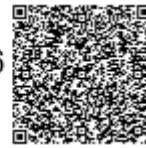


2026:PHHC:005686



**195 IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

CWP-22357-2025 (O&M)

Decided on:-16.01.2026

M/s J.K. Products

....Petitioner..

vs.

Union of India and others

....Respondents.

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Rakesh Gupta, Advocate with
Ms. Jasveen Kaur, Advocate and
Ms. Nishtha Narang, Advocate,
for the petitioner.

Mr. Mayank Aggarwal, Advocate,
for respondents No.2 and 3.

Mr. Karunesh Kaushal, AAG, Punjab.

HARKESH MANUJA J. (Oral)

1. Rejoinder filed on behalf of the petitioner to the written statement on behalf of respondents No.2 and 3 is taken on record, subject to all just exceptions.

2. By way of present petition, prayer has been made for setting aside of the order dated 10.03.2025 (Annexure P-4) passed by the District Revenue Officer-cum-Competent Authority Land Acquisition, Ludhiana, whereby, the objections preferred at the instance of petitioner having invoked Section 3-A of the National Highway Act, 1956, stand dismissed

while recording that the nature of the acquired land cannot be treated as non-agricultural.

3. I have heard learned counsel for the parties and gone through the paper book.

4. A perusal of record shows that vide communication dated 22.03.2023 from the office of District Town Planner, Ludhiana to the petitioner, it was intimated that the subject site owned by the petitioner formed part of industrial zone as per the provisions of the approved master plan, Ludhiana (2007-31). Further, as per the *khasra girdawri* (Annexure P-10), the said land owned by the petitioner has been classified as “*gairmumkin*”. Surprisingly, in the order dated 10.03.2025, respondent No.4 has failed to take note of the aforementioned relevant documents.

5. In view of the aforesaid facts and circumstances, the order dated 10.03.2025 passed by the District Revenue Officer-cum-Competent Authority Land Acquisition, Ludhiana, been passed without taking into account the material document becomes unsustainable and is accordingly, set aside. However, respondent No.4 is requested to pass a fresh order after affording opportunity to both the sides to produce relevant material in support of their respective claims.

5.1 The parties are directed to appear before respondent No.4 on 04.02.2026, who shall afford opportunity to both the parties to produce documents and thereafter pass a speaking order within two months from today and a copy thereof be supplied to the petitioner within 15 days of the passing of the order. In case, the needful is not done within the stipulated period, the respondent No.4 shall be liable to pay cost of Rs.50,000/- to the petitioner. The cost shall be borne by the officer concerned and shall not be

treated as burden on the State exchequer.

6. Resultantly, the present petition stands disposed of.
7. Pending applications, if any, also stand disposed of.

16.01.2026

sonika

Whether speaking/reasoned:

Whether reportable:

Yes/No

Yes/ No

(HARKESH MANUJA)

JUDGE