

**HIGH COURT OF JAMMU & KASHMIR AND LADAKH
AT JAMMU**

CJ Court

Case: PIL No. 22/2018
CM No. 9280/2019
CM No. 3330/2021
a/w connected applications

Alpie Bahal & Anr.

...Petitioner(s)/Appellant(s)

Through: Mr. Rahul Pant Sr. Advocate with
Mr. Amit Bhardwaj, Advocate

V/s

State of J&K & Ors.

.... Respondent(s)

Through: Ms. Monika Kohli, Sr. AAG
Mr. Vishal Bharti, Dy.AG
Mr. U K Jalali, Sr. Advocate with
Mr. Ayush Mudgil Sharma, Advocate
Mr. Sunil Sethi, Sr. Advocate with
Mr. Paras Gupta, Advocate
Mr. Pranav Kohli, Sr. Advocate with
Ms. Avantika, Advocate

**CORAM: HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE RAJNESH OSWAL, JUDGE.**

**ORDER
24.02.2026**

1. The petition at hand is being tried in public interest and is pending since 2018. The matter is highly sensitive, for, it concerns illegal construction and land encroachment in the Patnitop Area.
2. In essence, the issues that are sought to be raised in the petition are;
 - a. Construction of Hotels/Commercial Units on green buffer areas, forest land and state land (Kacharai);
 - b. Multi-storied buildings have been raised in the residential areas in violation of the master plan;
 - c. Criminal conspiracy between the officials of the Patnitop Development Authority and hotel owners to allow the unauthorized structure.
 - d. The illegal compounding of major (non-compoundable violations) before the Special Tribunal,

e. Misuse of domestic utility (water/electricity) of commercial hotel operators.

3. The Patnitop Development Authority (Respondent No. 4) is apparently the prime stakeholder. But upon being pointedly asked as to the steps/initiatives that have been taken by the Authorities to address the concerns/grievances of the petitioner and also the current position on the ground, learned Dy.AG appearing for the said respondent submits, for, he has been engaged today itself, the proceedings be deferred to enable him to seek instructions.

4. We are appalled that even though the matter is pending for nearly a decade, but the same is not being pursued in the right earnest, which leaves us with no choice but to direct the Chief Executive Officer, Patnitop Development Authority to join the proceedings online on the adjourned date.

5. Adjourned to February 25, 2026.

(RAJNESH OSWAL)
JUDGE

(ARUN PALLI)
CHIEF JUSTICE

Jammu
24.02.2026
Suraj K. Singh

