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105 CWP-PIL-125-2024 (O&M)
CWP-PIL-3-2025 (O&M)
CWP-PIL-134-2024 (O&M)

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**IN THE HIGH COURT OF PUNJAB & HARYANA
AT CHANDIGARH**

Date of decision: 14.05.2026

(1) CWP-PIL-125-2024 (O&M)

**Residents Welfare Association
Eco-City-1**

....Petitioner.

Versus

The State of Punjab and others

....Respondents.

(2) CWP-PIL-3-2025 (O&M)

**Eco-City-1 Commercial
Owners Welfare Association**

....Petitioner.

Versus

The State of Punjab and others

....Respondents.

(3) CWP-PIL-134-2024 (O&M)

**Residents Welfare Association
Eco-City-1**

....Petitioner.

Versus

The State of Punjab and others

....Respondents.

**CORAM: HON'BLE MR. JUSTICE SHEEL NAGU, CHIEF JUSTICE
HON'BLE MR. JUSTICE SANJIV BERRY, JUDGE**

Present : Mr. Raman Sharma, Advocate, (arguing counsel)
Mr. Arnav Sharma, Advocate,
for the petitioner in CWP-PIL-125-2024.

Mr. Vinay Kumar Gupta, Advocate for
Mr. Narinder Lucky, Advocate,
for the petitioners in CWP-PIL-134-2024
and CWP-PIL-3-2025.



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Mr. Amit Jhanji, Sr. Standing Counsel (arguing counsel)
Mr. Sumeet Jain, Addl. Standing Counsel, UT Chandigarh,
(arguing counsel)
Mr. Abhinav Sood, Addl. Standing Counsel, UT
Chandigarh, with
Mr. Himanshu Arora, Advocate;
Mr. Nitesh Jhahria, Advocate,
Mr. Parminder Singh Kanwar, Advocate, and
Mr. Jasbir Singh, Advocate,
for respondent – UT Chandigarh.

Mr. Deepam Raghav, Advocate,
for respondent No. 7 in CWP-PIL-134-2024.

Mr. ADS Sukhija, Sr. Advocate (arguing counsel)
with Mr. Sukhdeep Singh, Advocate,
for respondent No. 6/PSPCL.

Mr. Arpandeeep Narula, Advocate (arguing counsel)
Mr. Piyush Mittal, Advocate,
for respondent – PSPCL.

Ms. Harpriya Khaneka, Advocate (arguing counsel)
Ms. Richa Tayal, Advocate
for respondent – PPCB.

Mr. Shekhar Verma, Advocate, (arguing counsel)
Mr. Rahul Chadha, Advocate,
for respondent – GMADA.

Mr. Salil Sabhlok, Senior DAG, Punjab.

SHEEL NAGU, CHIEF JUSTICE (Oral)

1. Status report dated 13.05.2026 filed by Komal Mittal, Deputy Commissioner, SAS Nagar, on behalf of respondent No. 8 is taken on record.
2. Status report dated 06.04.2026 filed by Dr. Basant Garg, Chairman-Cum-Managing Director, PSPCL, Patiala, on behalf of respondent No. 5 is taken on record.



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3. In regard to first issue, i.e. laying of underground electric cables, justification given by PSPCL-respondent No. 5, in *para 3* of the status report dated 06.04.2026 is that it was GMADA which initially laid the underground electric lines in the area. It is also informed by learned counsel for respondent/PSPCL that in view of non availability of proper equipments for laying underground electric cables with PSPCL, as and when some defects cropped up due to ongoing constructions by the residents, the electric cables were laid over the ground by erecting poles. It is further submitted that requisite equipment has now been made available and, thus, Notice Inviting Tenders (NIT) is being issued, pursuant to which, the work of laying underground electric cables has commenced and the same shall be completed by November 2027.

3.1 As regards pruning of trees which had grown tall enough to cause danger to the electric over head wires, PSPCL-respondent No. 5, has stated in *para 10* of the status report dated 06.04.2026 that since trees had been planted by GMADA, therefore, pruning or general maintenance is to be carried out by GMADA only. However, PSPCL has also submitted that any tree falling in close proximity to 11 KV overhead wires and causing obstruction to the electric poles, have been pruned by the PSPCL. It is further submitted that the trees which are likely to obstruct the electric cables & poles have been pruned for the safety of residents.



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4. In regard to laying of underground electric cables or overhead lines, it is obvious that PSPCL and GMADA are passing on the buck to each other.

5. It is also informed by learned counsel for respondent/GMADA that colony which is still under development and has partially been occupied, has not yet been handed over to the Municipal Corporation, SAS Nagar (Mohali) and, therefore, continues qua maintenance, within jurisdiction of GMADA.

6. It is, thus, quite understandable that internal development works as defined u/s 2(r) of the Punjab Apartment and Property Regulation Act, 1995, rests with GMADA.

7. In regard to slum colony which has come up in Village Mullanpur Garibdass, Ms. Komal Mittal, Deputy Commissioner SAS Nagar, has filed status report by way of an affidavit dated 13.05.2026, which reveals that the encroachments continue to exist despite Gram Panchayats having been directed to get the area encroachment-free.

7.1 Learned counsel for the State of Punjab assures that the unauthorized encroachments would be removed within a period of 15 days. Let a compliance report in that regard be filed within 30 days.

8. As regards the issue of cremation ground, respondent/GMADA in its affidavit dated 07.04.2026 has stated that 1.72 acres in Medicity New Chandigarh, had been allotted for cremation ground, which was developed and made functional.



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However, on account of non formation of Residents Welfare Association of the Eco City-I, which was delayed for some time, the said cremation ground fell into disrepair. Thus, learned counsel for respondent/GMADA does not dispute that till the transfer of cremation ground to the Residents Welfare Association of the Urban Estate, it was the responsibility of respondent/GMADA to maintain the cremation ground, which they fail to do.

9. In regard to parking in commercial areas, without bitumen wearing course and public toilets is concerned, learned counsel for petitioner(s) does not dispute that the work of laying bitumen layer is in progress, however, the toilets have not been made.

10. In regard to better connectivity in the form of roads with Chandigarh, is concerned, it is submitted by learned counsel for respondent/GMADA that the process of acquisition of land is in progress and the same would be completed in the near future.

11. Learned counsel for the petitioner(s) complains that certain internal roads and even main road connecting to ECO City Phase-I to Dhanas have not yet been constructed.

11.1 There is difference of opinion between learned counsel for the petitioner(s) as well learned counsel for respondent/GMADA on this issue. No photographs have been made available to us to demonstrate as to whether the said roads have been constructed or not.



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12. In view of above, we direct respondent/GMADA to ensure that the said road connecting to ECO City Phase-I to Dhanas, which has not yet been constructed, be constructed and a compliance report be filed latest by 31.10.2026.

13. As regards sports area and bus-stops are concerned, it is not disputed that the bus stops have been constructed and are functional. So far as sports area is concerned, site measuring 5.06 acres has been planned and earmarked for sports complex (club)/community centre, construction of which has not yet commenced. Respondent/GMADA is directed to ensure completion of the said work within a period of six months for which we issue a writ of mandamus. However, liberty is extended to seek extension of the aforesaid period, by assigning adequate reasons.

14. In regard to solid waste disposal/garbage is concerned, it is informed by learned counsel for respondent/GMADA that presently the system of door to door collection of solid waste/garbage is being followed in terms of Solid Waste Management Rules, 2026.

14.1 In this regard, if the petitioner(s)/residents of the area, having any grievance, they can make representation to the Chief Administrator, GMADA. If such a representation is submitted, the same shall be disposed of by passing a speaking order within a period of 15 days and communicating the same to the residents/petitioner(s).



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15. Let status report with regard to unfinished projects on bi-monthly basis along with the aforesaid reports for compliance of this order (*supra*) be filed before the Registry of this Court. In case any Report is found deficient, the Registry is directed to list this matter for consideration as IOIN.

16. So far as the relief of CWP-PIL-134-2024 is concerned, the petitioner/Residents Welfare Association Eco City 1 is directed to make a representation to the Chief Administrator, GMADA. If such a representation is filed, the same shall be disposed of by passing a speaking order within a period of 30 days and communicating the same to the residents/petitioner(s).

17. With the aforesaid observation and directions, petitions stand disposed of.

18. Pending miscellaneous application(s), if any, also stand disposed of.

(SHEEL NAGU)
CHIEF JUSTICE

(SANJIV BERRY)
JUDGE

14.05.2026

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i)	Whether speaking/reasoned?	Yes/No
ii)	Whether reportable?	Yes/No