

Harbinder Singh Sekhon & another

Vs.

The State of Punjab & others

Present: Mr. R.S.Bains, Senior Advocate, with  
Mr. Shehbaz Thind and Mr. Sultan Singh, Advocates,  
for the petitioners.

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The petitioners, who are aged about 93 years and 61 years, assail notification dated 15.12.2025 (Annexure P-1) issued by the Department of Housing and Urban Development, Government of Punjab, whereby Punjab Unified Building Rules, 2025 have been notified, *inter alia*, on the ground that the said notification is inconsistent with existing rules/laws including the Punjab Fire Prevention and Fire Safety Act, 2004 as well as National Building Code of India, 2016.

Learned senior counsel appearing on behalf of the petitioners submits that respondent No.1 has framed such Rules pursuant to constitution of Real Estate Advisory Committee, which mainly comprises of private developers, colonizers and promoters, who have vested business interests and have, thus, ignored the public interest. Learned senior counsel has further pointed out that as per the said Rules, the Government even proceeds to allow construction to the extent of Stilt+4 floors on those residential plots, which are situated alongside 40 feet wide road and also in some cases permitted ground coverage to the extent of 100% for commercial buildings in core area and has also extended option to the owners of the plots abutting 60 feet or above to opt for construction as per Table-38, which would lead to haphazard raising of buildings.

It has been submitted that implementation of these Rules will lead to chaos and avoidable densification of residential areas and that the residents of the area had not been taken into confidence while framing these Rules. It has been submitted that such like drastic changes could be visualized in areas which are to be developed in future and not for areas where some residents have already raised constructions, as per existing rules and bye-laws.

Notice of motion for 13.03.2026.

In the meantime, the operation of those provisions of the notification dated 15.12.2025, which are inconsistent with the earlier Rules and Regulations, be kept in abeyance and violations, which were qualified as violations under the previous Rules and Regulations, be not regularized.

**(GURVINDER SINGH GILL)**  
**JUDGE**

**(PARMOD GOYAL)**  
**JUDGE**

**24.12.2025**  
*Vimal*