



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

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CWP-38590-2025 (O&M).

Date of Decision: 29.01.2026.

Neeta Sharma

....Petitioner.

VERSUS

Union Territory of Chandigarh and others

....Respondents.

**CORAM : HON'BLE MR. JUSTICE ANUPINDER SINGH GREWAL
HON'BLE MR. JUSTICE DEEPAK MANCHANDA**

Present: Mr. Saurav Bhatia, Advocate and
Mr. Navdeep S. Khokhar, Advocate for the petitioner.

ANUPINDER SINGH GREWAL, J. (Oral)

Learned counsel for the petitioner, *inter alia*, submits that the respondents have issued show cause notice dated 07.11.2025 (Annexure P-1) for the alleged three violations, which include '*front terrace covered by temporary shed, rear porch divided into 2 parts using brick-wall and gate provided and sunshade, near balcony glazed*'. He, however, submits that the aforesaid violations are need-based, temporary and not structural changes in nature. The aforesaid violations have been allowed by the Chief Administrator, UT Chandigarh vide its order dated 17.09.2010. He has referred to clauses 4, 6 & 9 of the order which are reproduced hereunder:-

“4. Openable/fixed glazing in the balcony/verandah shall be allowed, provided it does not damage the structural stability of the dwelling unit and light and ventilation to corresponding rooms is not affected.

5. xxxxxx

6. *Temporary coverage in the form of sunshades over balconies of uniform color shall be allowed with lightweight material and of uniform design.*

7.&8. xxxxx

9. *A sliding/openable steel grill in the verandas shall be allowed. The glazing or sliding grills in verandas of size of a standard door opening and a window, which is not smaller than 1.22m x 1.22m (4'-0" x 4'-0") for proper light and ventilation shall be allowed. However, conversion of porch into habitable room shall not be allowed."*

2. Issue notice to the respondents.

3. Mr. Karanvir Singh, Advocate with Mr. Pritpal Singh Nijjar, Advocate accepts notice on behalf of respondents No.1 to 5 and submits that the writ petition is premature at this stage and the petitioner may appear before the competent authority, who after considering his reply would pass an order in accordance with law keeping in view the aforementioned order.

4. After hearing learned counsel for the parties, we deem it appropriate to dispose of this petition with liberty to the petitioner to file his reply to the show cause notice within a period of 07 days from now. Respondent No.2 is directed to pass an order in accordance with law after considering reply of the petitioner and after affording an opportunity of personal hearing to her.

5. In case, any violation is compoundable, the petitioner would be given adequate time to pay the compounding fee and for the violations, which are non-compoundable, the petitioner would be granted reasonable time to remove them. Thereafter, the respondents shall carry out an inspection of the premises before taking any other action.

6. However, it is clarified that the respondents shall not take any coercive steps till the final decision is taken in the matter.

(ANUPINDER SINGH GREWAL)
JUDGE

(DEEPAK MANCHANDA)
JUDGE

29.01.2026
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Whether speaking/ reasoned : Yes/ No

Whether Reportable : Yes/ No