



ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਕੰਟਰੋਲ ਬੋਰਡ PUNJAB POLLUTION CONTROL BOARD

No. SEE(HQ-2)/F.no.350/2026/.....133

Dated. 09/4/26

Subject: Issuance of revised directions to the Revenue Authorities and to the Punjab State Power Corporation Ltd. to allow the execution of sale deeds and the electricity connection of common people in respect of erring housing projects, residential colonies and commercial projects etc.

Office order

The Punjab Pollution Control Board in exercise of the powers conferred under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 is issuing directions to the revenue authorities as well as Punjab State Power Corporation Ltd not to register the sale deeds and not to release the electricity connections in respect of erring housing projects, residential colonies and commercial projects etc. who are violating environmental norms.

2) Considering the representations given by common people, the Board has earlier issued office order no. 411 dated 20.11.2023, 200 dated 22.05.2025 and 108 dated 27.03.2025 to allow the registration of sale deed and electricity connection. However, the issuance of the above office orders by the Board on 20.11.2023, 22.05.2024 and 27.03.2025 have given a limited relief to the common people who had purchased plots, houses, shops or other components in the erring housing projects, residential colonies, commercial projects before the issuance of the directions by the Board. The common people are regularly approaching the Punjab Pollution Control Board and its Regional offices by way of giving representations to allow the sale deeds and the release of electricity connections.

3) In order to consider the issue in its totality, a committee of Senior Environmental Engineers of the Board was constituted vide office order no. 106 dated 18.03.2026 with direction to look into the matter and submit report for further action.

4) The committee of officers has examined the representations given by the members of the general public and it is observed that individual owners of plots, flats, houses, shops etc. in the erring housing projects, residential colonies, commercial projects are innocent byers. Such people have invested the hard-earned money and savings of their life in purchasing the plots, building the houses etc. and they were not aware of the Environmental violations being committed by the project proponent and owners of the

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housing projects, residential colonies, commercial projects etc. The issuance of directions by the Board restraining the execution of sale deeds, release of electricity connections in the erring projects has actually affected the common people.

It was further observed that the Right to Electricity is an integral part of Right to Life under Article 21 of the Constitution of India. The Hon'ble Courts of Law have increasingly recognized the access to electricity as a Fundamental Right stemming from the Right to Life and personal liberty under Article 21 of the Constitution of India. It is considered as a basis necessity and an essential service which cannot be arbitrarily denied. Multiple judgements by the Hon'ble Supreme Court of India and various High Courts of the Country have solidified this fact.

The restriction on the sale deeds of erring housing projects, residential colonies, commercial project will also cause hardship to the common people who are in need of affordable accommodation.

It was observed by the Committee that the Board shall not issue such directions to include the common people who have been hit hard by the directions issued by the Board. However, the directions issued by the Board shall remain applicable to the project proponents, owners of the erring projects with other suitable action under the provisions of the applicable environmental laws which shall cause hardship to the project proponent/ owners of such projects.

5) The recommendations given by the committee are being issued in the form of office order for implementation by various offices of the Board as under:


- i. This office order is issued in supersession of earlier office orders no. 411 dated 20.11.2023, 200 dated 22.05.2024 and 108 dated 27.03.2025 allowing the execution of sale deeds and release of electricity connection of the common people in the housing projects, residential colonies and commercial projects etc.
- ii. However, the execution of sale deed of any component(s) shall not be allowed in the name of the project proponent, director, partner, proprietor or owner of the erring housing projects, residential colonies and or commercial projects etc.
- iii. Similarly, the electricity connection of any component(s) shall not be released if the same is / are registered in the name of the project proponent, director, partner,



- proprietor or owner of the erring housing projects, residential colonies and or commercial projects etc.
- iv. The concerned Regional Offices of the Board shall file prosecution cases under the provisions of the Water (Prevention & control of Pollution) Amendment Act, 2024 and the Air (Prevention & Control of Pollution) Amendment Act, 2024 against the project proponent and the responsible persons of the erring housing projects, residential colonies and commercial projects etc. who have not obtained either the Consent to establish (NOC) or the Consent to operate of the Board under the said Acts.
- v. If the project proponent and or owner of an erring housing project, residential colony and commercial project etc. approaches the Board for grant of fresh Consent to establish (NOC) for any fresh project, the concerned Regional Offices of the Board shall direct the project proponent to first make compliance of the erring project.

This office order will come into force with immediate effect.

Endst. No. SEE(HQ-2)/2026/.....7038-42


% Chairperson
Dated.....09/11/26

A copy of the above office order is forwarded to the following for information and immediate necessary action:

1. The Chief Environmental Engineer, Punjab Pollution Control Board, Patiala/ Ludhiana/ Jalandhar/ Bathinda/ HQ/ PBIP.
2. The Senior Environmental Engineer, Punjab Pollution Control Board, HQ-I/II/III, Zonal Office, Patiala-I/II, Ludhiana-I/II, Jalandhar, Amritsar and Bathinda.
3. The Senior Law Officer/ Administrative Officer, Punjab Pollution Control Board, Head Office, Patiala.
4. The Environmental Engineer, Punjab Pollution Control Board, EPS/Mega/HQ-I/II/III/Patiala/Ludhiana-1/2/3/4/Batala/Sangrur/Jalandhar-1/2/Amritsar/Hoshiarpur/SAS-Nagar/ Roopnagar/Bathinda/Faridkot/Fatehgarh Sahib/ Moga/Mukatsar Sahib/ Tarn-Taran Sahib.
5. The Environmental Engineer (Computer), Punjab Pollution Control Board, Patiala for uploading on website of the Board.


% Member Secretary