

No. 2642.

Dated: 04/12/2025

Standard Operating Procedure for Joint enforcement by GMADA and Municipal Corporation, SAS Nagar (Mohali) for removal of violations of Landscaping/Road Berm Policy

In compliance with the directions of the Hon'ble Punjab and Haryana High Court in COCP No. 4984 of 2024 (Manoj Vashishtha v. Gurpreet Singh Khaira, IAS & Ors), the following Standard Operating Procedure (SoP) is issued for strict implementation of Landscaping /Road Berm Policy within the Municipal Limits of Municipal Corporation, SAS Nagar (Mohali) which is reproduced as below:-

1. A clear strip of 5 feet from the metalled road or the full width of any existing footpath shall be kept free for public use; landscaping, if any, shall be only beyond this clear strip.
2. Where the berm on a V6 road is less than 5 feet, it may be used only for grass and standard paving of footpath. No shrubs, trees, plants or fencing shall be permitted.
3. Only grass, ornamental shrubs, cactus, seasonal flowers and ornamental trees are permitted on berms.
4. Landscaping shall be at existing berm level only. No raising or lowering of berms and no toe walls or retaining walls are permitted.
5. Fencing with porous hedge is allowed up to height of two feet three inches within the landscaped portion as per Annexure II of the landscaping policy.
6. For corner plots, incidental open spaces not exceeding 30 feet are allowed to be landscaped within the policy framework till the time these spaces are not required for meeting the parking and other needs of the area and community subject to the condition that provision related to vision splays indicated in sub para (xiii) and Annexure I of the policy are strictly adhered to.
7. In case, the incidental open spaces are being used for parking and other needs of the community then a minimum of 7 feet wide strip adjoining the plot shall be left and shall be allowed to be fenced up to 4 feet 6 inches for landscaping purpose to preserve the privacy of the corner plot owners and carving out maintenance works.
8. Berm land is public land, plot owner shall have no right or interest or title in the land allowed to be landscaped. The permissions for landscaping is totally conditional and revocable and can be cancelled without notice in case of violation.

The area has been transferred by GMADA to Municipal Corporation. Municipal Corporation shall conduct a enforcement drive and will be assisted by GMADA officials, and in case any representation is received regarding matter related to allotment letter issued by GMADA, that shall be decided/clarified by GMADA officials on the spot since building control is with GMADA and no person should take advantage of the peculiar situation that exists on ground and encroach public right of way under garb of building control permissions which apply inside the building.

Since the violation exist across the city the team will first focus on Sector Dividing Roads, B-Roads, Commercial /Parking areas.

The Senior Superintendent of Police, SAS Nagar (Mohali) shall provide necessary police assistance to the joint team. Progress of the drive and compliance with the Hon'ble Court's directions shall be monitored at senior level and reported to the competent forum as required.

This order shall take effect immediately and all concerned officers and field staff of GMADA and Municipal Corporation, SAS Nagar (Mohali) shall ensure strict compliance.


Estate Officer (Housing), GMADA


Estate Officer (Plots), GMADA


Municipal Commissioner, MC, SAS Nagar