GREATER MOHALI AREA DEVELOPMENT AUTHORITY,
PUDA BHAWAN SECTOR-62, S.A.S.NAGAR(MOHALI)

(POLICY BRANCH)

To

1. Additional Chief Administrator(M),
   GMADA, Mohali.

2. Estate Officer,
   GMADA, Mohali.

No .GMADA(Policy)/2009/ 6675-76
Dated: 1/12/09

Sub: To allow functioning of Nursing Homes from residential Buildings.

Authority in its 5th meeting held on 6.08.2009 vide agenda item No. 5.07 has approved to regularize Nursing Homes which are functioning from residential buildings on the following terms and conditions:-

1. No Nursing Home shall be allowed to function from a residential building except with the written permission of the Estate Officer.

2. Application for permission to use residential building for Nursing Home shall be made by the allottee of the building himself in the prescribed proforma.

3. Regional Planning and Design Committee of GMADA shall examine the cases regarding fulfillment of conditions as laid down in the policy to regularize the functioning of Nursing Homes from the residential buildings.

4. Allottee shall seek No Objection Certificate from the owners of Plots/ Houses /Kothies which are situated on the left and right side of the building and these will be enclosed with the application for the above purpose.

5. Permission shall be granted only to those Nursing homes functioning in the residential premises on the date of issue of this Notification having minimum size of plot equal to 500 Sq. Yds. located on V-4,V-5 or V-6 roads, in respect of which the Regional Planning and Design Committee of GMADA is satisfied that such a use will not create any undue traffic or other problem for the locality, depending upon the location of the premises .

   In such cases, the allottee/owner shall have to seek permission from GMADA within one year from the date of issue of this policy. If any allottee fails to seek permission within given time, he/she will have to close the Nursing Home functioning in the residential premises.

6. Each such building in respect of which permission is sought should have a parking space for vehicles equal to the number of indoor beds plus two, subject to a minimum of parking space for five cars/jeeps. The said parking space may be inside and outside of the building or both. The said parking space outside the building will be public parking space which will be maintained by the Municipal Council/GMADA respectively as per their jurisdiction. The Municipal Council/GMADA will be at liberty to charge fees from those who park their vehicles thereupon.

7. The number of beds, requirement of parking needs and the availability of parking space shall be determined by the Regional Planning and Design Committee of GMADA.

8. Adequate arrangements for disposal of hospital waste must be made by the owner.

9. No Chemist shop shall be allowed in the building premises.

10. Allottee shall have to pay the charges as under for the building permitted for use as Nursing Homes.

a) Change in use charges	Rs. 5000/- per Sq.Yd.(Covered Area)and Rs. 1000/- per Sq.Yd.(Un-covered area)
b) Annual charges (for the Year 2009)	Rs. 50,000/- (for plot size 500 Sq.Yd)

Note:-During the year 2010 and onwards annual charges shall be increased @ 5% P.A. Annual Charges shall be recovered for the full calendar year irrespective of the fact the permission is being sought during any of the month of calendar year. For plots of area more than 500 sq.yd., the charges payable shall be proportionately increased.

11. It shall be lawful for officers/officials of the Estate Office to inspect the premises between sunrise and sunset to ensure that the conditions of the permission are being complied with.

12. In case it is found that any condition or conditions of permission are violated, Estate Officer may cancel the permission after giving a reasonable opportunity of being heard to the owner of the Nursing Home. In addition to cancellation of permission Estate Officer may take any other action under relevant Act./Rules & Regulation and policies/instructions issued from time to time by the office.

13. GMADA reserves the right to amend the policy at any time.

You are requested to give an advertisement in this regard in the leading news papers for wide publicity of the policy.

Addl. Chief Administrator(Policy)
For Chief Administrator.

Endst.No. GMADA (Policy)/2009/ 9689676-86 Dated: 1/12/09

Copy of the above is forwarded to the followings for information and further necessary action :-

1. Chief Administrator, PUDA/GLADA/BDA/JDA/ADA/PDA.
2. Additional Chief Administrator, PUDA, Patiala .
3. Chief Co-ordination Officer, Nodal Branch, PUDA Bhawan, Mohali .
4. Chief Town Planner, GMADA, Mohali.
5. District Town Planner, Mohali-cum-convener, RPD Committee, GMADA.

Addl. Chief Administrator(Policy)
For Chief Administrator.