POLICY REGARDING PAYING GUEST ACCOMMODATION IN THE RESIDENTIAL AREA

The Executive Committee of Greater Mohali Area Development Authority (GMADA) in its 3rd meeting held on 3-8-2007 vide item No. 3.04 has approved the policy for allowing the paying guest accommodation in 8 Marlas house and above on the following terms and conditions :-

1. The house owner or member(s) of his/her family should be residing in the house and should maintain good standard of hygiene and cleanliness.
2. The minimum usable area for one Paying Guest shall be 50 sq. ft. with adequate provision of toilet as per norms of Public Health Department i.e. one W.C. for five persons.
3. The area of the house for Paying Guest Accommodation shall not be less than 8 Marla and part of it shall be used by the owner himself/herself.
4. The Paying Guest Accommodation shall be permitted only in those residential properties, which are sanctioned as per building Bye-laws, and no unauthorized construction has taken place after the grant of completion certificate.
5. The owner shall himself/herself be responsible for maintaining discipline, peace and social harmony/atmosphere in the premises and in the neighbuorhood.
6. No extras/new kitchen shall be erected beyond the approved building plans.
7. The owner will display the available and occupied accommodation alongwith the tariff plan.
8. The list of Paying Guests shall be displayed at the premises.
9. The house owner interested for starting the Paying Guest Accommodation should register themselves with the Estate Officer, GMADA, Mohali as per the enclosed registration form (Form A), so that the Estate Office shall make the information of the Paying Guest Accommodation available in the town on the website of GMADA.
10. Vehicle should be parked within the house premises as far as possible.
11. Responsibilities of the Paying Guests:
    (a) The Paying Guest as well as his parents/guardians shall be responsible for his/her good conduct and behavior with the public. :
    (b) He/She will not indulge in any disorderly activities leading to breach of peace, civil and social atmosphere of the locality.
    (c) He/She will not create any nuisance to adversely affect the rights of the other residents of the locality.
    (d) He/she will not run a separate kitchen in the premises.
12. The facility of Paying Guest Residential Accommodation shall be subject to the following terms and conditions:
    i) No front office system shall be maintained and house should appear a normal residential house.

ii) The use of Paying Guest Accommodation shall not adversely affect the privacy and rights of the neighbouring residents of the locality.

iii) The GMADA may stop the facility of Paying Guest Accommodation in the event of any problem involving law and order, breach of peace and tranquility in the locality.

iv) The record relating to the Paying Guest Accommodation shall be open to the inspection by the Estate Officer or any officer authorized by GMADA from time to time.

13. The Estate Officer may, in case of breach of any of the terms and conditions of these rules or for the reasons to be recorded in writing, issue of notice under Punjab Regional & Town Planning and Development Act, 1995 as amended from time to time for the breach of conditions for the stoppage of such facility of Paying Guest Accommodation in any premises any time and pass appropriate orders of resumption/cancellation of the allotment of the site.

14. The orders issued by the Estate Officer for the stoppage of PGRA facility at any premises shall be final and binding on the owner failing which Estate Officer, GMADA can take action under section 45 of the Punjab Regional and Town Planning and Development Act, 1995.

This policy shall be applicable with immediate effect.

(Issued vide Endst. No. GMADA (Policy)/2007/1311-14 Dated 24-8-07)

FORM "A"

(PROFORMA FOR REGISTRATION)
(For Running a Private Guest Accommodation)
Details of the Owner

1. Name of the Owner
2. Name of Father/Husband
3. Category/Covered Area of the house
4. Address of the Premises
5. Contact No.
6. Total Accommodation and Capacity for Paying Guests.
7. A copy of the Occupancy Certificate obtained from the Estate Officer, GMADA, Mohali.

Signature of the Owner