

From

The Chief Administrator,
Haryana Urban Development Authority,
Sector-6, Panchkula.

To

1. All the Administrator(s), in the State.
2. All the Estate Officer(s), in the State.

Memo No.UB-A-6-2016/ 46580-21 Dated: 11/8/16

Subject: Policy for regularization of Nursing Homes running from residential Premises- amendment thereof.

In partial modification of the policy guidelines on the subject circulated vide memo. No. A-Pwn-2008/UB-II/26053-75 dated 21.07.2008 on the subject cited above.

2. The matter to review the eligibility conditions and rates of conversion charges has been engaging the attention for quite some time.

3 With prior approval of Authority accorded in its 111th meeting held on 27.07.2016, it has been decided that clause 2 (ii) of the existing policy guidelines, bearing no. A-Pwn-2008/UB-II/26053-75 dated 21.07.2008 may be substituted as under to the extent of redefining the size/ location parameters for Nursing Home sites in all Zones.

Clause 2(ii) to be substituted.

2(ii) Permission shall be granted for only those residential premises which are having a minimum size of plot equal to **350 sq yards** (14 Marla category) and are located on roads having a width of at least **24 mtrs** or the widest internal road of the sector, whichever is lower in case of urban estates/sectors falling in Hyper/High potential zones. In case of urban estates/sectors falling in Medium and Low potential zones, permission shall be granted for only those residential premises which are having a minimum size of plot equal to **250 sq yards** (10 Marla category) and are located on roads having a width of at least **18 mtrs**.

Also it has been decided to add clause No. 2(iv) in the policy as under:-

2(iv) The maximum number of sites that may be permitted in a sector shall be **4**(four) for sectors upto 200 acres in area, and in proportion thereof (1 number for every additional 50 acres area of sector) thereafter. The regularization permissions already granted, if any, in a sector shall be taken into account and further permissions shall be granted, on First Cum First served basis, only for the remaining number of sites permissible in that sector as per above ceiling.

The conversion charges prescribed in clause 3 of the policy are also modified as under:-

Procedure

One Time Conversion Charges:-

(i) In the cases where premises are owned by the doctor(s) or their family members i.e. spouse/parents/ children.

- Hyper Potential Zone @ ₹ 6,000/- per sq. yd.
- High Potential Zone (HPZ) @ ₹ 4,000/- per sq. yd.
- Medium Potential Zone (MPZ) @ ₹ 2,000/- per sq. yd.
- Low Potential Zone (LPZ) @ ₹ 1,000/- per sq. yd.

4. All other terms and conditions of the present policy guidelines bearing no. A-Pwn-2008/UB-II/26053-75 dated 21.07.2008 shall remain unchanged.

5. A copy of Agenda item and extract of proceedings of the meeting are sent herewith. You are therefore requested to take further action accordingly and action taken report may be sent to this office immediately.

A wide publicity of the above guidelines may be made so as to brought the same to the notice of the all concerned as well as general public so as to ensure implementation of these guidelines in true letter and spirit.

The receipt of this communication may also be acknowledged.

Administrator, HUDA
(HQ's) Panchkula

Dated:-

11/09/16

Endst. No.UB-A-6-2016/

A copy of the above is forwarded to the following for information:-

1. The Chief Controller of Finance, HUDA, Panchkula.
2. The Chief Engineer, HUDA, Panchkula.
3. The Chief Town Planner, HUDA, Panchkula.
4. The Secretary, HUDA, Panchkula.
5. The General Manager (IT), HUDA, Panchkula. He is requested to host it on HUDA Web-site.
6. The District Attorney, HUDA (HQ), Panchkula.
7. The Dy. ESA, HUDA (HQ), Panchkula.
8. All the Assistants/Record-Keepers, Urban Branch, HUDA (HQ), Panchkula.

Administrator, HUDA
(HQ's) Panchkula