

(29) Conversion of Plot into Nursing Home

29(a) Office order of PSIEC/Estate/5880-83 dated:07.07.2020

PUNJAB SMALL INDUSTRIES & EXPORT CORPORATION LIMITED

OFFICE ORDER

Government of Punjab constituted a Task Force under the Chairmanship of Sh. K.R. Lakhanpal, IAS (Retd.), former Chief Secretary, Govt., of Punjab to formulate the Exit Strategy for COVID-19 Lockdown Restrictions. The said Task Force interalia recommended that there is a desperate need on the part of Govt, to revise its strategy both to restart the crippled economy and create congenial atmosphere for providing adequate health infrastructure to cater the need of citizens.

Taking holistic view of the situation especially anticipated long term threat of COVID-19, Govt, of Punjab has approved the following policy for allowing conversion of industrial plots into Nursing Home situated in Phase VIIIA & B Focal Point Mohali developed by PSIEC in the larger public interest to cater the emergency health needs of employers and workers engaged in the focal point and its surrounding areas.

PURPOSE:

This policy shall be applicable to the conversion of industrial plots measuring 450 square yards & above but less than 1000 square yards in Phase VIIIA & B, Focal Point Mohali developed by PSIEC.

ELIGIBILITY:

The industrial plots which have been originally allotted for setting up of an industry atleast five years prior to the date of submitting application under this policy shall be eligible for conversion to Nursing Home.

CONVERSION CHARGES:

The conversion charges as calculated by the formula given below shall be payable by the allottee: 1/5th of (collector rate per square yard of residential use in that area/ sector minus collector rate per square yard of industrial use in that area/ sector).

DEVELOPMENT NORMS:

Minimum approach road width	Minimum frontage	Maximum ground coverage (in %)	FAR	Other Building controls
45'-0"	40'-0"	60	3.0	As per PUDA Building Rules or as amended from time to time.

ANCILLARY USE:

Maximum upto 10% of the total FAR of the site will be permitted to be used for commercial purpose within building itself covering chemist/ pharmacy/ cafeteria.

PAYMENT OF CONVERSION CHARGES:

- 20% of the conversion charges payable along with application seeking conversion.
- 30% of the conversion charges payable within 60 days of approval of conversion.
- Balance 50% conversion charges payable in 2 equated yearly installments alongwith interest as applicable.

PROJECT IMPLEMENTATION:

The allottee shall be required to commence commercial operation of Nursing Home within 3 years from the date of approval of conversion. After expiry of 3 years, extension in time period maximum up to additional 2 years shall be permissible on payment of extension fee chargeable per year @ 1% of the current reserve price of plot operative at the time of making payment.

OTHER REGULATORY PERMISSIONS:

The allottee shall be required to obtain applicable clearances from concerned departments at their level for implementation of their project. This policy is being issued with the approval of Industries & Commerce Minister, Govt. of Punjab.

Managing Director

Endst.No. PSIEC/Estate/ 5880-83

Dated:-7/7/2020

A copy is forwarded to the following for information and necessary action:-

- i. PS to Chairman, PSIEC Ltd.
- ii. PS to MD, PSIEC Ltd.
- iii. Estate Officer-I, II, III.

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GM (Estate)