

AIR FORCE AND NAVAL OFFICERS CGHS LTD

PLOT NO.11, SECTOR-7, DWARKA, NEW DELHI-110075

(REGN NO.477/80)

WEBSITE – WWW.AFNOCGHS.COM

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PH NO.01145718577

BY SPEED POST

AFNO/010

10th August 2024

To

Dy Director (Bldg) L& I
Delhi Development Authority
Building Section
C-1/2 Block –C, 2nd Floor
Vikas Sadan, INA
New Delhi-110023

192

FOLLOW UP ACTION AS PER DELHI HIGH COURT ORDER DATED 01.03.2024

Dear Sir,

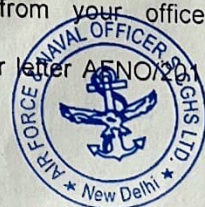
1. Reference is made to your letter F23 (3)94/Bldg/349 dated 18.07.2024 received on 22.07.2024.
2. On perusal of para 5 (a) (b) and (c) of Appendix "B" of subject letter, few anomalies have been observed and clarified in the subsequent paragraphs.
3. It has been stated in your letter that stilt area has been extended in all blocks and in resultant of the extended stilt portion, the owner / occupants of all 375 flats have constructed an extra bedroom in addition to the already sanctioned plan which is sanctioned for 02 bedroom, one store room has also been constructed at the entrance of each flat and the balconies are also covered in each flat. AFNO CGHS LTD is registered under Registration No.477/1980 and Plot No. 11 measuring 27512 square meter, was allotted in Sector 7, Dwarka. NOC for construction was issued by DDA vide letter no. F7 (320)/90/GH/DDA/3136 dated 31.03.1994 and drawings were approved vide reference no. F 23(3)94/Bldg dated 28.10.1994.



Parking stilt were also allowed on first floor for giving one parking slot for one car parking of each flat occupants as per rules. The FAR at the time of sanction of building plan was 133. While construction was still in progress the FAR was extended by DDA as known to Building contractor and based on this builder has constructed 3rd bedroom and a small store room, within the extended FAR, to be taken up for regularization by builder and his Architect in due course.

4. After notification of Ministry of Urban Development dated 23.07.1998 on increase of FAR etc and Rules of regularization from DDA notification no. PA/Dir (Bldg)/99/774/P/44 dated 20.12.1999, regularization of AFNO CGHS Ltd and grant of completion certificate was requested vide our letter no. AFNO/DDA/Comp 1/05 DATED 08.01.2005 by submitting 3 sets of plan showing the additions made. Approval from Civil Aviation /DVB/DJB etc were also obtained as per your letter F23(3)/97/Bldg/208 dated 18.02.1999. Form C and D were also issued vide your letter 23(3)/94/Bldg dated 07.11.1996 and 26.05.1997.

5. Thereafter, revised sanction was again requested on 23.04.2012 and a challan for Rs.95,000/- dated 21.04.2012 was also attached. This payment was towards LOP/Bldg plan/proposed FAR. Another letter was sent to JD Bldg (L&I) under reference AFNO/201/279 dated 19.07.2012 for regularization of 3rd bedroom and completion certificate. This was based on the meeting with JD Bldg and Secretary of AFNO CGHS Ltd. During the meeting AE (Bldg) and Asst Architect of our society were also present. During this meeting AE (Bldg) had informed that regularization of 3rd bedroom is almost in sight since the FAR requirements are satisfied. The revised papers will be moved by the AE for sanction of the competent authority in due course. Regarding completion certificate it was also mentioned that completion plan showing 5% extra area, which are regularisable, as per existing rules, was submitted way back in year 2005. It was forwarded by DDA to DUAC. Based on this DUAC team visited the site and considered the case in their meeting held on 31.05.2006. The favourable comments were sent by DUAC to your office on 12.06.2006. Copy of our letter dated 19.07.2012 is attached for ready reference. A reply to this letter was received from your office vide F 23(3)/94/Bldg/541 Dated 26.07.2013, which was replied vide our letter AFNO/201 dated



03.01.2014, clarifying your query and again requesting for regularization of 3rd bedroom / store / balconies etc, beside issue of completion certificate.

6. In addition to above, minutes of SGM held on 02.09.2012 issued vide AFNO/237 dated 11.09.2012 were also sent to Asst Registrar of co-operative societies (SW) and DDA (Bldg Section) (L& I) as well. It was resolved during the SGM that:-

"All the balconies in the flats are to be shown as covered for the purpose of calculation of FAR by DDA and they are identical in all the flat of AFNO CGHS LTD as such all 375 flats are unitary in nature from construction point."

7. In view of the above and in line with Delhi High Court orders our case of 3rd bedroom, store room and covered balconies, falls within existing FAR, and therefore may please be favorably considered for regularization for all the 375 flats of AFNO CGHS Ltd since all these 375 flats are of unitary nature. The Learned Council for DDA during the court hearing on 01.03.2024 had submitted to the Honourable High Court that deviations falling within the increased FAR are regularisable on payment of applicable charges.



SB Prasher

Air Cmde SB Prasher, AVSM VSM
President
AFNO CGHS Ltd

Copy to:-

Vice Chairman -
DDA
Vikas Sadan, INA
New Delhi - 110023

BY SPEED POST

AFNO/201/279

19 July 2012

To.

The Joint Director (Buildings L&I)
Delhi Development Authority
C-1-208, First Floor, INA Vikas Sadan
New Delhi-110023

Subject:- Regularization of 3rd Bed Room
&
Completion certificate for the Air Force & Naval Officers
CGHS Ltd, Plot no.-11, Sector-7, Dwarka, New Delhi-110045
(File No. F 23 (3) / 94 / Buildings)

Sir.

1. Please refer to the informal meeting the underigned had with you in your office during which AE (Buildings) and Assistant Architect (CGHS) were also in attendance.
2. **Regularization of 3rd Bed room** The AE (Bldg) had informed in the above meeting that the regularization of 3rd Bed room is almost in sight since the additional FAR requirements are satisfied. The required papers will be moved by the AE for sanction of the competent authority in due course.
3. **Completion certificate (CC)** The society is concerned of the delay in the CC being issued by you for reasons resting at our end for the past 6 to 7 years. However, the completion plans showing the 5% extra area which are regularisable as per existing rules was submitted to your office by our Architects M/S SM Toubari & Associates way back in 2005. Your office had forwarded the same to DUAC. The team from DUAC had visited the site and considered the case in their meeting held on 31.5.2006. Their favorable comments had been sent to you on 12.6.2006. We are mentioning these information with corresponding dates from the records available with us.
4. In the meeting referred to above, AE (Bldg) had expressed his concern about the gross addition/alteration that have taken place in a number of flats in our CGHS especially in the first floor over the stilt area. In some cases the facades and elevations have been distorted. In all cases where owners have undertaken additions / alterations which are within the permissible limits as per the guidelines will be considered for regularizations. It was also mentioned by the AE


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wherein the flat owners have taken up massive unauthorized construction especially on the stilt area affecting the basic structure - it will be treated as unauthorized addition which are not covered under the existing policy guidelines. The decision on this category of additional construction is left to your office in terms of the existing guidelines and the report of Dogra Committee on the subject dated 10.01.2007.

5. After having sorted out the above issue(s), you may please take up the case for calculation of regularization charges for issuing completion certificate. The representative of our Turn-key Architect (M/S SM Jauhari and Associates) will be in constant touch with you in this regard.

Thanking you,

Yours faithfully,



19.7.12
(KGR MENON)
Hony Secretary
For AFNO CGHS Ltd
Authorized Signatory

Copy to:-

M/S SM Jauhari and Associates - Two copies of this communication are beings sent to you - one meant for JD (Bldg) and other for your firm. This is being done to avoid delay / misplacement in-transit.
20, Central Lawn
Babar Road
New Delhi

O/c

Handwritten: No. Action.
Manager
Please send a copy of this to ~~SR. Anuraj Lal Pougat~~ SR. Anuraj Lal Pougat
by E-mail: j.pougat@gmail.com
and confirm to him at 9868457029 / 9958558005


20.7.12