



AIR FORCE & NAVAL OFFICERS' CGHS LTD.

Regd. No. - 477 / 80

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Plot No. 11, Sector - 7,
Dwarka, New Delhi-110075

Ref. No

Dated

BY SPEED POST

8th October 2024

AFNO/010

Vice Chairman
Delhi Development Authority
Vikas Sadan, INA
New Delhi - 110023

Director
Building Section
C-1/211 2nd Floor
Vikas Sadan, INA
New Delhi-110023

FOLLOW UP ON DELHI HIGH COURT ORDER

DATE 01.03.2024

Respected Sir,

1. Reference is made to 2nd addressee letter F23(3)94/Bldg/463 Dated 24/09/2024 signed by AE (Bldg) L & I –in-charge, addressed to undersigned (Copy attached to first addressee for ready reference).
2. As a compliance of Delhi High Court order, the deviations / encroachment found during site inspections were received from DDA vide letter F (3)94/Bldg/349 dated 18/07/2024. As directed by Delhi High Court at para 13 (III) action was taken by MC. Based on this as directed at para (iv) of court order, respective members of society have applied to DDA for getting their constructions regularized / compounded. Vide above referred letter dated 24/09/2024, DDA has acknowledged that representations from members of the society have been received for regularization of deviations as pointed by DDA during site inspection. Based on this as further directed by the High Court order vide para 13(v), DDA is to consider and dispose-off the application of individual member, with

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in a period of 12 weeks. The MC is neither empowered nor authorized to remove the deviation/unauthorized constructions unless DDA dispossess off the application of these members, as regard to which addition/alteration of these members are compoundable or non-compoundable. Based on this the individual members have to remove the non-compoundable constructions as directed by court orders. In case these are not removed by the individual member, the DDA is to take requisite action for removal of such unauthorized/non-compoundable constructions. In the context Para s 13(vi) and (13 vii) of court order refers. Earlier also vide our letter AFNO/201 dated 20th September 2014, we have written to the Vice Chairman, to impress upon AE (Bldg) L & I to clearly specify compoundable and non-compoundable construction existing in all the flats of AFNO. The details are yet to be received.

3. MC of society has already written to your good office for regularization of 3rd bedroom, store room and covered balconies which were not part of original DDA approved plan, as part of enhanced FAR as on date. These regularization are based of unitary status of all 375 flats of the society. In this context our letter AFNO/10 dated 10.08.2024 refer. Now as directed by DDA as per letter dated 24/09/2024 referred at para 1 above, MC will appoint an Architect for availing additional FAR and submit the proposal on OBPS portal of DDA as per UBBL 2016 norms.

4. (Bldg) L & I section of DDA may kindly consider and take action as per court order as enumerated at para 2 above.

5. Looking forward resolving this old pending issue strictly as per order of Honourable Delhi High Court.

SB Prasher

Air Cmde SB Prasher, AVSM, VSM
President
AFNO CGHS Ltd





BUILDING SECTION
C-1/211, Block-C, 2nd Floor
VIKAS SADAN, INA NEW DELHI-110023

No. F23(3)04/Bldg/463

Dated: 24/09/24

To

Sh. S B Prasher
The President AVSM, VSM (Retd.)
 Air Force Naval Officers CGHS Ltd
 Plot No. 11, Sec-07, Dwarka
 New Delhi- 110075

(18th)
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Sub:- Follow up action as per Delhi High Court Order dated 01.03.2024.

Ref: (i) Letter no. AFNO/010 dated 03.07.2024
 (ii) Letter no. F23(3)94/Bldg/349 dated 18.07.2024

This is in reference to this office letter No. F23(3)94/Bldg/349 dated 18.07.2024 (copy enclosed) wherein unauthorized construction / deviations as per the direction of Hon'ble High Court - refer Para 13 (IV) Court Order dated on 01.03.2024 where is it stated that:

"Upon receipt of the aforesaid information regarding deviations/ unauthorized construction from the DDA, within four weeks thereafter, the respective members of the Society shall take appropriate steps to apply to the DDA for getting their construction regularized/compounded".

It is also to mention that various representations from the members of your society has been received in this office for regularization of deviations. In this regard it is to mention no member can apply at individual level for availing the additional FAR for addition/allteration/regularization. The said proposal can be submitted by MC of the Society through appointed Architect for availing additional FAR and submit the proposal on OBPS portal of DDA as per UBBL-2016 norms.

In view of above, the Managing Committee of the Society is directed to take necessary action for removal of said deviations and submit the compliance report to this office within the stipulated period mentioned as per the said court order. MC may also consider for applying for balance additional FAR available to them.

MAIL IN	
Date	03/10/24
Secretary	
Vice President	
President	

Mansu
 24/09/2024
 AE (Bldg.) I&I-In-Charge