



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

75
आज़ादी का
अमृत महोत्सव

F. No. F23(3)94/Bldg/349

Dated: 18/7/24

To

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

Sub: Follow up action as per Delhi High Court order dated 01.03.2024.

Ref: Letter no. AFNO/010 dated 03.07.2024

Vide above mentioned subject and your above mentioned letter forwarded to this office vide letter dated 03/07/2024. The matter under reference has been examined and it is to inform that as per the directions of the Court matter order dated 01/03/2024 in the matter of Capt. G. P. Bhagat Singh Daulta, the necessary action as per DD Act-1957 has already been initiated by this office.

1. The site inspection was conducted by concerned JE(Bldg)L&I and AE(Bldg.)L&I on dt. 26.03.2024 and dt.30.04.2024 vide site inspection letters No. F13(03)94/Bldg/128 and F23(3)94/Bldg/181 respectively. (Refer: Annex.- 'A')
2. The deviations/encroachment found during the above mentioned site inspections have been noted in the Site Inspection Report. (Refer: Annex.- 'B')

In view of above deviations/unauthorised construction and as per the directions of Hon'ble High Court vide Para 13(II) of court order dt 01/03/2024, **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.**

Encl: As above

[Signature]
16/07/2024
AE (Bldg.)/L&I-In-Charge

Copy for information to:

1. DD(Bldg)L&I

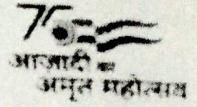
[Signature]
AE (Bldg.)/L&I-In-Charge

MAIL IN	
Date	21/07/2024
Secretary	
Vice President	
President	



DELHI DEVELOPMENT AUTHORITY
BUILDING SECTION
C-1/211, 2nd Floor, Vikas Sadan, INA, New Delhi

Annexure - A



No. 11/2019/1111g 1278

Date: 26/3/2024

President Secretary
Airforce Naval Officers CGHS Ltd.,
Plot No-11, Sector-07, Dwarka,
New Delhi-110075

Owner of Flat No - 513
Owner of Flat No - 216
Owner of Flat No - 217

Sub: Site inspection notice in respect of property no: Flat No- 513, 216 & 217, Plot No- 11, Sector-07, Dwarka, New Delhi-110075 (Airforce Naval Officers CGHS Ltd.)

- Ref:**
1. WP(C) 1766/2018 titled Bhagat Singh Daulta & Ors ... Applicants/Petitioners Vs DDA
 2. Appeal No. 266/15 titled AVM (Retd) S.K. Chaturvedi Vs DDA

Sir, Ma'am,

With reference to the above cited subject you are requested to be present on site at 11:30 AM PM on Dated 02/04/2024 along with all the drawings/documents for inspection.

Munish
24/03/24
AE(In-Charge)Bldg/L&I

etc



DELHI DEVELOPMENT AUTHORITY
BUILDING SECTION
C-1/211, 2nd Floor, Vikas Sadan, INA, New Delhi

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आज़ादी का
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F. No. 12303/94 (Bldg/181)

Date: 24/04/24

to
President/Secretary
Airforce & Naval officers (GHS Ltd,
Plot No-11, Sector-07, Dwarka-110075

Sub: Site inspection notice in respect of property no: Plot No-11, Sector-07,
Dwarka-110075, Airforce & Naval officers (GHS Ltd.

Sir/ Ma'am,

With reference to the above cited subject you are requested to be present on site at 11:30
AM/PM on Dated 30/04/2024 along with all the drawings/documents for inspection.

M. M. S.
19/04/24
A.E./ (Bldg)/ D I / (C)

o/c

Sub: Site inspection report in compliance of Court order dated- 01/03/2024.

1. As per directions of Hon'ble Delhi High Court in the matter of Court Case No. WP (C) 1766/2018 & CM APPL. 51290/201 in between GP CAPT Bhagat Singh Daulta & Ors V/s Delhi Development Authority with vide its order dated 01.03.2024, where in it was stated that:
Para 13 (I) "DDA shall carry out a fresh inspection of the various flats existing in the Society within a period of twelve weeks from today".
Para 13 (II) "Upon inspection, if any deviations/unauthorized construction are noticed, the same shall be communicated to the Managing Committee of the Society".
2. Accordingly, as per above captioned Court orders, the entire society with total 375 DU's were inspected on dated 02.04.2024 and dated 30.04.2024 vide site inspection notices issued vide letter No. F23(3)94/Bldg/128 and letter No. F23(3)94/Bldg/181 respectively. The site inspection was conducted by JE(Bldg)L&I, AE(Bldg)L&I along with the Managing Committee of the Society.
3. The building plans of the Society was sanctioned vide File No. F23(3)94/Bldg dated 28.10.1994 with development control norms i.e. Perm. Gr. coverage: 33.3%, Perm. FAR: 133,
4. As per office records, no further revised sanction for availing additional FAR for addition/alterations has been accorded to the Society by this office.
5. The site inspection conducted by JE(Bldg)L&I, AE(Bldg)L&I along with the Managing Committee of the Society on dated 02.04.2024 and dated 30.04.2024 and the following deviations / unauthorized construction were noted:
 - a) As per sanctioned plan, the stilt area has been extended in all Blocks i.e. Block-1A, Block-1B, Block-2A, Block-2B, Block-3A, Block-3B, Block-4A, Block-4B, Block-5A, Block-5B, Block-6A and Block-6B. In resultant of the extended stilt portion, the owners/occupants of all the 375 Flats has constructed an extra bed room in addition to the already sanctioned plan which is sanctioned for 02 bedrooms.
 - b) One store room has also been constructed at the entrance of each flat.
 - c) The balconies are also covered in each flat.
 - d) In addition to the above, the deviations / unauthorized construction in the following mentioned 39 No's of Flats (refer table - X below) were noted:

TABLE - 'X'

S.I. No.	Block	Flat No.	Description
1.	1B	117, 118	Flat No. 117 & 118: terrace covered.
2.	1A	111, 112, 113, 114	Flat No. 111, 112, 113 & 114 terrace covered.
3.	2B	216, 217, 218	In flat no. 216, an opening has been carved out to approach the terrace and a boundary wall/parapet wall more than 1500mm has been constructed on other's property/terrace, which is unauthorized and illegal as it covers certain area of other's property. In flat no 217, window has been converted into a door to approach the terrace. In flat No. 218, covered terrace.

- 212/H -

4.	2A	212, 213	Additional door opening has been carved out to approach and the terrace of flat No. 213 has been partially covered with fiber glass sheet.
5.	3A	311, 312, 314	Flat No. 311, 112 & 314 terrace covered adjacent to flat entry.
6.	3B	315, 316, 317, 318	In flat no. 316, terrace has been covered with temporary fiber glass sheet. In flat no 317, window has been converted into a door to approach the terrace. Flat No. 318 a room has been constructed and terrace covered.
7.	4B Ground Portion	(i) Grocery Shop (ii) Vegetable Shop	A grocery and vegetable shops were constructed in stilts whereas per sanctioned plan this area was marked for ESS.
8.	4B	418, 417, 416, 415, 414	Additional door opening has been carved out to approach and the terrace of flat no. 414, 415, 416, 417 & 418 has been partially covered with fiber glass sheet which is temporary in nature.
9.	4A	411, 412, 413	Terrace covered.
10.	5A	512, 513, 514	Terrace covered.
11.	5B	521, 515, 516, 517	Terrace covered.
12.	6A	611, 612, 613, 614	Terrace covered.
13.	6B	615, 616, 617, 618	Terrace covered.

In view of above deviations/unauthorised construction and as per the directions of Hon'ble High Court vide Para 13(II) of court order dt 01/03/2024, **the Managing Committee of the Society to take necessary action for removal of said deviations and submit the compliance report to this office within four weeks.**

The site inspection report is hereby submitted for taking necessary action please.

Sunya Pratap
30/06/2024
JE(Bldg)L&I-IV

M. S. S.
10/06/2024
AE(Bldg)L&I/(In Charge)

~~Dy. Dir. (Bldg.) L&I~~

for further necessary action as per rule.

[Signature]
11/06/2024

AE (Bldg) L&I - in charge,