



# Maurya Co-operative Group Housing Society Ltd.

95, IndraPrastha Extension, Maharaja Agrasen Marg

Sal Chowk, Near MadhuVihar, Delhi – 110092

Phone: 011-35114063

Email: admin@mauryacghs.com

Dated: 01-04-2023

## Circular

### Subject: Structural Changes – Front Elevation/ Addition/ Alteration/ Renovation

The Managing Committee (MC) in its meeting held on 26.03.2023, reviewed the subject matter.

The circular dated 30.11.2003 and dated 21.10.2022, issued on the above subject, were referred in deliberation and finally approved the followings i.e. retaining some provisions and suitably modified the others, suitable to today's conditions with effect from 1<sup>st</sup> April 2023:

- 1) The members/ residents would be required **to obtain permission** from the Society, by submitting an undertaking available, in the Society Office for flat renovation/ repair in advance, at least before **7 days from the start of the work**. It may be noted that labour will not be permitted to enter in the premises till submission of the undertaking in time.
- 2) The members/ residents would be required **to deposit a sum of Rs. 50000/-** as Security Deposit along with the undertaking for renovation/ repair **Involving Civil work, Plumbing Work, Tiling Work** etc. in any part of the flat, which may cause any loss, harm, damage or destruction to any adjacent or underneath flats/ property of the Society.
- 3) However, in case of **minor repair work** mentioned in the undertaking, the payment of the **Security Deposit may be exempted**. In this case, the Committee constituted for this purpose, comprising of President, Vice President, Secretary and Treasurer, will decide scope of minor work depending upon its nature and duration of the work.
- 4) The **Security Deposit shall be refunded** on completion of the work and on confirmation from the adjacent or underneath flat resident and Society Management after 15 days from the occupancy of the renovated/ repaired flat.
- 5) It was decided to levy **Rs. 1000/- non-refundable per month** charges to the flat under renovation for use of lifts for transportation and shifting of Malba etc., instead of existing rule of charging Rs. 5000/- one time. These charges would be applicable to all the floors except ground floor as it would not be possible to check the actual use of lift all the times. These charges of Rs. 1000/- will be added in the Monthly Maintenance Bill till the completion of the work.
- 6) The work to be undertaken will be permitted **from 09:00 AM to 08:00 PM**. However, work causing noise and/ or inconvenience will not be permitted between 06:00 to 08:00 PM.
- 7) Members/ residents are **not permitted to carryout structural changes** outside the flat affecting the front elevation of the building as per Bye-Laws of the Society.





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- 8) In case **any damage is caused** to any of the adjoining flats (either above, below or next door) or to Society's common property/ area, **Member has to get it repaired** to the satisfaction of the damaged flat owner or the Society at his/ her own cost, failing which it will be got repaired by the Society, by using the Member's Security Deposit. Shortfall/ surplus, if any, shall be recovered or refunded from/ to the Member, which may please be noted for strict compliance.
- 9) The raw material i.e. Badarpur/ sand, cement, marble, wood etc. required to carry out addition/ alteration/ renovation in the flat, **should not be dumped on the Society's road for more than three days.**
- 10) The debris (Malba) coming out from the flat should be kept at an identified place in consultation with Society Manager. The **debris should be removed within three days** from dumping, failing which same will be got lifted by the Society at the cost of the member/ resident. Such charges will be billed in the Maintenance Bill.

In case of renovation of more than one flat and the debris are dumped at one place together, the lifting cost will be shared equally by the member/ resident of the flats under renovation.

No member shall do anything which may be harmful to the building or estate of the Society and will not do anything, which in the opinion of the Society, may cause a nuisance, annoyance or inconvenience to the occupants adjacent or in the neighbourhood or to the pre-judicial to the Society.

This supersedes all the notices/ circulars, issued earlier on the subject.

For & on behalf of Managing Committee

  
(R. K. Agarwal)

President

  
(Prashant Tandon)  
Secretary