



Palazzo - The Kunj Vihar  
CGHS Ltd

# PALAZZIO

# The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 078 ☎ : 40396963

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Registrationno:1335(G/H)

Dated 29-06-2024

Ref No: KV/ CGHS/2024-25/45

## Rule Book

### Section 16 -

**Alterations and other installations within flats and flat Exteriors & disposing the Construction waste**

#### Premise

*This section of the Rule book covers the SOP on Alteration, amendments of non-load bearing walls, Installation & alteration in original structure of the flat & flat exteriors. Construction and alteration will be considered if there are changes made within the flat which involves change of wiring, plumbing, alteration of non-load bearing wall, flooring, mason work or additional woodwork done for beautification or facelifting of the flat or its exteriors which involves usage of mason laborers, civil workers, electrician or carpenter or if the work is tendered above Inr 50 Thousand then below given points should be considered.*

**Provision of Penalty** – *In the event the contractor, Laborers, member, or tenant not following the conditions set penalty as per the outlined chart would be applicable.*

President  
(Sudarshan Kumar Sarin)



## 10 ALTERATIONS AND INSTALLATIONS WITHIN FLATS AND FLAT EXTERIOR

- 10.1 Society already has a pre-installed wiring for intercom, Wi-Fi - Internet on each floor near the flat. No additional wiring using common areas shall be allowed for this purpose.
- 10.2 The flat owners shall always take prior approvals from the society office for any alterations that are made inside their flats. And submit the necessary plan for such alterations. If the work plan submitted is found to be violated, the society has the right to stop the work.
- 10.3 The civil work and all other installations like electrical wiring, plumbing etc. must be done by qualified contractors or who have reputed background.
- 10.4 Any tampering of the building structure is prohibited.
- 10.5 Flat's owners will be responsible to compensate or rectify all problems faced by adjacent flats, flats exactly below their flat due to the alteration work.
- 10.6 Any damage to the society property needs to be rectified/repared/replaced by owner/contractor
- 10.7 The generator backup lights provided in common area must not be used for any other use than the purpose intended.
- 10.8 The alteration work timings shall be done during daytime and from 09.00 AM to 6.30 PM only. The owner/contractor to plan the activities such a way that the work on SUNDAY should be limited to noiseless activities only. No noisy work such as drilling, cutting etc are allowed on SUNDAY.
- 10.9 Any furniture work should also be done during 09.00 AM to 6.30 PM.
- 10.10 All the workers of contractor shall have their identity card issued by society office shall produce in case of checking.
- 10.11 Alterations shall not cause changes to the external elevation of the building.
- 10.12 The Construction & demolition Malba waste like Sand, concrete, clay, subsoil, rubble shall be placed at the demarcated area near A, B and C block
- 10.13 Drill hammer / vibrating hammer is strictly prohibited during any kind of renovation.
- 10.14 Drill work on wall for any excessive sound making activity cannot be performed between 1:30 PM to 3:00 PM as most old age people and kids have their sleep/ study time during these hours.
- 10.15 No obstructions to common area, staircase, Fire hydrant by placing building material or any other waste during construction should be allowed.
- 10.16 Construction or covering any part outside the flat premises Pakka or kutcha would not be acceptable and would be demolished (with charges to be recovered from the owner).
- 10.17 Consuming food by the labors should either be done outside society (triangular area), the flat in which they are working or in Park (no loitering allowed), Also No labors are allowed to use passenger lifts, as these lifts are meant only for residents
- 10.18 Safety of members moving near the flats shall be the flat owner's responsibility and shall take adequate actions to ensure the safety.

  
President  
(Sudarshan Kumar S.N. 10)



## 11 OWNER/ CONTRACTOR RESPONSIBILITIES

- a. Security deposit by Contractor/Owner: Rs.10000/- in CASH. The same shall be refunded after deducting the penalty amount or any other deductions after the completion of work duly verified by the Owner
- b. Identity cards for Contractor and Labors through submission of Aadhar card at Society office
- c. No labor/contractor shall be allowed to stay in the society premises after 7:00 PM
- d. The Construction & demolition waste should be disposed off within two days
- e. It will be ensured by Owner/Contractor that the service lifts are being used for bringing the Construction & demolition waste down to the ground floor through closed container or Bags and to be placed at demarcated area.
- f. Owner/Contractor to ensure dust suppression mechanism by carrying out the Construction & demolition waste from respective flat to the demarcated area.
- g. Owner/Contractor to ensure proper cleaning of area near respective flat corridor Lifts and Lifts corridor. Violation of same will attract a penalty of as per Sr no 12 and the work shall be stopped for one day.
- h. Owner/Contractor to ensure proper coverage through NET/JALI for Construction & demolition waste placed at demarcated area to segregate the onus of the Construction & demolition waste.
- i. The owner/contractor must ensure that the labors should not be smoking or chewing Gutka or Pan Masala in the Society Complex.
- j. The procured building material by the owner/contractor should be kept in their respective flat on immediately after unloading through proper carrying bags, if the same found lying in open space for more than one day, a penalty will be imposed as per Sr no 12
- k. Violation of any above rule for three times will attract barring of the contractor to carry out any work in society.

## 12 LOCATION FOR KEEPING THE DEBRIS AND NEW CONSTRUCTION MATERIAL

### a. FOR A BLOCK

Below the 1 series Flat behind the society office (semi covered)  
Area would be corned marked for this effective 1<sup>st</sup> July 2024

### b. FOR B BLOCK

Below the 1 series Flat behind the MC office (semi covered)  
Area would be corned marked for this effective 1<sup>st</sup> July 2024

  
President  
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**c. FOR C BLOCK**

Below the 1 series Flat opposite to C block side basement entry (semi covered)  
Area would be corned marked for this effective 1<sup>st</sup> July 2024

**13 PENALTY**

Sr No	Item	Reference Sr No	Penalty per event in Rs.
1	No prior intimation to the society office for carry out the construction work	11.a	Rs. 10000/- and work has to be halted for 2 days
2	Identity card issued by Society not found with the labors/Contractor	11.b	Rs.100/- per labor per event
3	Labor for overstaying in society premises	11.c	Rs.100/- per labor per event
4	Not disposing off the C&D waste/Malba from third days onwards	11.d	Rs.500/- per day
5	Labor found in passenger lift	11.e	Rs. 100/- per labor per event
6	Passenger lifts are used instead of Service/good lifts to transfer construction material	11.e	Rs. 250/-
7	C&D waste/Malba brought loose to the ground	11.f	Rs. 500/-
8	Cleaning outside flat under construction corridor/Lift Lobby and Freight Lifts	11.g	Rs.500/- per event
9	Chewing Gutka/Pan Masala or Smoking by Labors working in the respective flats	11.i	Rs. 200/-
10	Procured Building material lying at the ground floor for more than one day	11.j	Rs. 500/- per day

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(Sudarshan Kumar Sarin)



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#### 14. Payment details for making the payment

1. Payment by the residents/ Contractors or members can be made by cheque favoring The Kunj viharCghs maintenance a/c.
2. Or via Payment through the QR code of society IDBI account.
3. Making an NEFT in the society maintenance account.

#### MAINTENANCE ACCOUNT

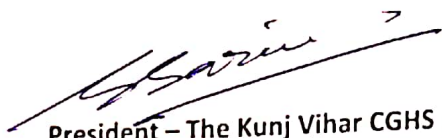
**BANK NAME : IDBI BANK , DWARKA SECTOR 12B**

**Account Name : THE KUNJ VIHAR CGHS LTD.**

**Account no. 0172102000026488**

**IFSC CODE IBKL0000172**

BY Order



President – The Kunj Vihar CGHS Ltd.

Authorized Signatory

President  
(Sudarshan Kumar Sarin)