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NOITCE

REGULARISATION OF 3RD BR/STORE & SOME COMMON FACILITIES

Dear Members,

1. Couple of residents are writing about going for additional FAR, without understanding the DDA procedures. The following stands clarified for information of residents. AFNOE constructed 3rd Bedroom & store for all 375 flats besides some common facilities like community Hall, MC office, Guest House, few shops, Guardroom etc. right when society was under construction. These constructions were not part of DDA approved original design of 2 Bedroom flats (unitary type) identical for all the 375 residents. Till date even after AFNOE existing for 26 plus years, these remain unauthorized construction. None of the previous MC's could get it regularized, due to various reasons.
2. Based on HC decision, DDA has been asked to regularize all alterations, which are considered as compoundable. The process has been made known to all residents through notices & AGM/SGM etc. Implementation process is in hand. Please note this is "Regularization" of construction carried out without DDA's, prior permission, but with in allowed FAR & on unitary basis for all 375 flats, which includes 3rd BR/Store etc.
3. Few residents have been asking, to use the remaining FAR after regularization of 3rd BR/Store etc. and to provide 4th Bedroom. It is altogether a different issue. It amounts to avail left out FAR & have new construction and give benefit of left out FAR on unitary basis to all 375 residents. It can only be done after taking DDA's. prior permission. For this first requirement is to have concurrence of at least 75% of residents, do they want to have 4th Bedroom or not ? This exercise was done few years back & was turned down by majority of residents.



4. The issue of regularization of unauthorized construction already existing for more than 26 years & going for new construction, are clearly different issues. Some residents are trying to misguide other residents for self interest since they need 4th Bedroom.

5. Present MC is strictly following the orders given by HC and as per existing policies of DDA, in the best interest of all our residents to ensure this unauthorized deviation from originally approved 2 Bedroom design of our flats on unitary basis, is amicably regularized within existing DDA policies. Unauthorized deviations which do not form part of unitary approved DDA design, will be dealt with by DDA as per existing policies. It is advised not to try to mix up two different issues of "Regularization" and "New construction" & misguide the residents. Society is already suffering since over 26 years with 3 Bedroom & store yet to be regularized.

For and on behalf of
Management Committee



Secretary

Authorized Signatory