



एयर फोर्स नेवल हाऊसिंग बोर्ड AIR FORCE NAVAL HOUSING BOARD

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AFNHB/ADM/542/II

29 Nov 22

To All AFNHB Societies

ADVISORY **UNAUTHORISED/ ILLEGAL ADDITIONS AND ALTERATIONS**

1. Reference AFNHB letter No. AFNHB/ADM/542 dated 26 Jun 14 and 11 May 15.
2. The Board is receiving lots of complaints regarding unauthorized and illegal construction/additions/alterations to the dwelling units and other common assets carried out by the allottees, which are creating inconvenience to fellow allottees. In many cases, owners are flouting safety norms while undertaking unauthorized and illegal constructions on terrace, balconies, ground floor and other common spaces. Such illegal and unauthorized constructions not only cause damage to the structure but also pose a threat to the residents. Such types of illegal activities are not expected in societies which belong to disciplined personnel of Air Force and Navy.
3. It may be appreciated that the design of the projects/buildings is approved by the Local Govt. Authorities prior to the commencement of the construction. Hence any addition or alteration which is beyond the approved layout plan is illegal and is subject to demolition at the risk and cost of the allottee. In this regard, terms & conditions mentioned in allotment letter as well as agreement are relevant. Allottees have also executed an affidavit to abide by these terms & conditions.
4. The Board would like to bring to the kind notice of all the societies that any such illegal and unauthorized addition/construction/alteration to the building/flats to be dealt with seriously. Such instances need to be reported to Local Govt. Authorities for corrective actions so as to restore the building/structure in to its original position.

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5. All the allottees / residents are therefore, advised to refrain from carrying out any additions / alterations in their flats/common area on the pretext that **"everyone has done so why can't I"**. Permissible modification, if any, has to be undertaken only after due approval from the Local Govt. Authority who has approved the layout of the project. Any matter of unauthorized construction/addition/alteration reported to AFNHB, shall be dealt in accordance with rules in vogue and the individual allottee shall be responsible for the loss and damages thereof.
6. This is for your information and strict compliance please.



Jatinder S Deo

(Jatinder S Deo)
Commander
General Manager (Admin)
For Director General