

ADVISORY TO INDIVIDUALS/ SOCIETIES

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Army Welfare Housing Organisation
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B/03001/55/AWHO/Gen

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All RWAs

**ADVISORY ON ADDITIONS/ ALTERATIONS/ MODIFICATIONS IN THE EXISTING
DWELLING UNITS AND ROUTINE FUNCTIONING OF SOCIETIES FOR
PROJECTS WHICH ARE EITHER CLOSED OR ONCE THE DEFECT
LIABILITY CLAUSE HAS EXPIRED**

1. AWHO, vide Para 71 & 72 of its Master Brochure (amended from time to time), has clarified that **no allottee** or **occupant** of Dwelling Units (DUs) will undertake any addition or alteration to the DUs without prior approval of Residents Welfare Associations (RWAs) and written sanction of the local civic body of the city/ town. Also, **no alteration work is to be undertaken at any point of time which has a bearing on the structural efficiency of the DU/ the building.** The clause related to **encroachment** has also been specifically mentioned in the initial Booking Letter to all the allottees, which is duly signed by them, at the time of taking possession. Further, the alterations are not to be undertaken under any circumstances **during the Defect Liability Period (DLP)** of the project by the allottees, for reasons of contract integrity.

2. It is further requested that RWAs prioritise **early registration** of all housing units in a project, since delay in this regard is leading to avoidable procedural, legal and financial burden on AWHO/ Allottees. The RWAs are also requested to avoid corresponding with this office (everytime the Management Committee undergoes a change) for issuance of fresh set of documents (copies of **sale deeds, mutation settlement deeds, engineering drawings** etc), as these might hereafter **not be** entertained due to the ongoing optimization of manpower and duplicity in the effort it entails.

3. Cooperation is solicited from all concerned.

4. This may please be communicated to all allottees.

Sd/- xxxx
Colonel
Secretary
for Managing Director