

SARVODAYA ENCLAVE RESIDENTS WELFARE ASSOCIATION (SERWA)

Off:-Under Water Tank, Behind Sarvodaya Market, Opposite Plot C-127, Sarvodaya Enclave, New Delhi-110017

BUILDERS POLICY

The purpose of the formulation of Builder's Policy is to lay down the rules and regulations between Sarvodaya Enclave Resident's Welfare Association, Builders and Owners/Residents for the purpose of development & promoting residential building work at Sarvodaya Enclave. This policy can be amended from time to time by majority votes. It shall be applicable with immediate effect. This policy shall apply to development projects in the colony which are expected to be completed by 31st March, 2017. The object of this policy is to have least nuisance for the residents of the colony due to this development activity and ensure that any damage to the public property is taken care by restoration by the respective developer.

Definitions:	
a. Builder shall mean any developer, constructor, contractors involved in the business of construction, demolition, reconstruction, development, renovation of buildings, plots, flats, houses etc.	Builder Policy shall apply on: Any Builder with having intentions of developing, promoting, building, leasing, or selling residential flats at Sarvodaya Enclave, New Delhi, and Owners/Residents of Sarvodaya Enclave employing any contractor, labor for construction. (The Residents who are constructing or extending their house without any developer may apply for relaxation to RWA).
b. Resident shall mean any person who owns any dwelling unit or plot in Sarvodaya Enclave colony.	
c. Colony means Sarvodaya Enclave	

The said persons shall intimate SERWA in advance with a copy of Sanction/proposed plan of construction and shall confirm through a letter that they will abide by the terms laid down in this Builders Policy. This also applies to the projects already under construction at the time of implementation of this policy.



Bhaswato Mukherjee

Shafiq

P. Singh

TERMS

<p>a) The Builder is expected to carry out development work at residential plot(s)/ flat(s) with all round safety and without causing any inconvenience to neighbors and other residents of the colony. Any damage caused during construction around the construction premises in the colony shall be restored back to original by the builder.</p>	<p>b) Usage and area coverage of construction materials and construction equipments shall be appropriate and shall not occupy any neighboring properties, premises, car parking areas or public areas unless they have acquired prior permission from the property owners or RWA as the case may be. Building material will not be dumped on roads, side and back lanes. Area around the site will be cleaned by the owner/developer on daily basis. It is responsibility of the concerned Owner / Residents/ Builder to ensure road, Path or Common area is not damaged & not occupied.</p>
<p>c) WORKING HOURS: Work at any construction site shall be from 8:00 A.M. to 07:00 P.M. Heavy/construction vehicles used for any activity shall not be permitted in the colony between 11:00 P.M. to 05:00 A.M. The owner/Builder is responsible to strictly follow the time schedule as stipulated by RWA to bring and take out any building material, equipments, instruments, vehicles, etc. Owners/ Builders to confirm to these schedules.</p>	<p>d) WORKERS ACCOMMODATION:</p> <ul style="list-style-type: none"> • During the course of construction no accommodation for workers at site should be permitted outside the construction site. All steps must be taken by owners/builders to ensure that water lines are not tampered and that sewage is not spread outside the plot. • The owner/builder shall provide for proper toilets for defecation purposes to the workers/staff within the construction premises. Surrounding Public areas, roads, Pavements, bushes shall not be used as Toilets by the workers.
<p>e) NEIGHBOR'S PREMISES:</p> <p>I. Any damage to the neighboring property will be compensated financially and/or physically as appropriate, by the constructor to the entire satisfaction of the aggrieved party.</p> <p>II. If the building has its main wall adjacent to the neighboring building's wall, then the owner/builder will take all necessary precautions to ensure that the structural integrity of the adjoining buildings is not put at risk due to the construction activities at the site. This includes the following:</p> <ul style="list-style-type: none"> • At the time of breaking the old houses, heavy boulders/beams will not be thrown down from great heights which cause heavy vibrations that could damage the adjoining buildings / walls. • JCB will not be used to break beams/columns/brick work or to clear 	<p>f) CONSTRUCTION CONDITIONS:</p> <ul style="list-style-type: none"> • Before the commencement of Construction the building site must be properly surrounded by Steel sheets with a board showing details of construction plan, contact details of Owner, builder and relevant information about the proposed structure. • All the Construction material shall be stacked inside the premises as far as possible. If Incase stacked outside, it shall not obstruct traffic or damage public property such as walls, parks, roads, pavements, etc. • It is responsibility of the Builder and concerned Owner / Residents to ensure the compliance of the Rules and regulations specified for construction & development of the concerned municipal corporation and other relevant statutory bodies.

Pravati Mishra *Pravati Mishra* *[Signature]*

malba etc. which causes impact on the common walls of the adjoining houses.

- Any breaking of the old house should not put life or property of neighbours at risk due to falling malba / debris.
- Brick walls of the adjoining houses, if exposed to the environment due to the removal of the wall of the old house, shall be plastered appropriately to ensure that the rain does not effect such brick walls and cause damage to the adjoining houses. This should be done from top to bottom as the breaking process progresses.
- Appropriate water proofing arrangements shall be made (plastic sheets, chemicals, plastering etc) such that construction of new walls which come in contact with the walls of the adjoining houses do not lead to water seepage on the other side of the walls.
- If a basement is being made, the all necessary Jaws will be followed and at no point should the foundations of the adjoining houses be exposed to risk.

- The Builder and the concerned Owner/Resident shall solely be responsible for the compliances of terms/conditions set forth by Municipal Corporation and other applicable statutory bodies including Police Department from time to time. Whereas the RWA shall not in any case be held responsible for any violation of terms set out by Municipal Corporation and other applicable Statutory Bodies on account of any non-compliance from Owner/Resident part.
- The Builder has to abide by the applicable labor laws and safety norms for labor assigned at the construction site. All the people hired/employed by the builder shall hold proper identity proofs or employment cards failing which the security guards may not permit entry or staying in the night in the colony. The Builder has to make sure that no nuisance of any sought is caused by labor to the residents.
- Noise: The normal day time ambient noise level permitted by the environment agencies is 55 dB(A). It is true that it cannot be adhered to, however the noise level in general must be below 75 dB(A) except in special circumstances where 90 dB(A) shall be allowed for short durations. Heavy noise emitting devices should not be used on Sundays & other public holidays.
- Water: Water for construction purpose will be sanctioned by MCD & Jal Board. Such grant shall be intimated to the RWA before beginning of construction work.

Any non-compliance may result into complaint to the Builder for correction failing which the same can be reported to the authorities.

- g)** The Owner/Resident carrying out such development, construction or reconstruction work for any work which entails in use of cement, Bricks, Gravel, construction material and the like shall make payment of a non-refundable Development fee payable to RWA in the name of the Association for which a proper receipt will be given to the developer. (Details of Development fees is given under Point (k)) which will be used towards development of the colony.

- h)** Development fees shall be solely utilized for the purpose of development, restoration, construction of the Colony's Infrastructure which shall be for the benefit of the residents as decided by RWA.

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i) The developer/owner is required to pay a sum of Rs. 2000/- p.m. to RWA as monthly maintenance Charges from the start day till the completion of Construction work. The Maintenance charges shall be due to be paid by 5th of the month. Delay in payment will attract a penalty of 10% on the default payment if paid after 15th.

j) All the correspondence may be made directly to Sarvodaya Enclave Residents Welfare Association at its registered address i.e. Under Water Tank, behind Sarvodaya Market, Opposite Plot C-127, Sarvodaya Enclave, New Delhi-110017

k) The Development fees as referred in point (g) above, shall be deposited by way of cheque issued in name of "Sarvodaya Enclave Residents Welfare Association" as per following scale:

Plot Size	Project under development which would be completed by 31 st March, 2017	Project yet to start development and for which foundation has not been laid so far
Upto 250 yards	Rs. 1,00,000/-	Rs. 2,00,000/-
251 to 400 sq yards	Rs. 1,50,000/-	Rs. 3,00,000/-
Above 400 Sq yards	Rs. 2,00,000/-	Rs. 4,00,000/-

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