

Greater Kailash-II Welfare Association

Guidelines for Builders/ Owners

Preamble: These Guidelines are framed to govern the Builders and/ or Owners (hereinafter referred to as a “**Builder**”) engaged in the any development/ re-development/ construction activity of any residential/ commercial unit or building in Greater Kailash-II, New Delhi – 110 048 (hereinafter referred to as the “**Colony**”). The Guidelines are stipulated hereinunder:

1. In order for any Builder to start any construction activity in the Colony, he/ she / they shall have to become an **Associate Member** of the Greater Kailash-II Welfare Association ‘GKIIWA’ (**hereinafter referred to as the ‘Association’**) by mandatorily paying Rs. 50,000/- (Rupees Fifty Thousand Only). The Associate Members shall have no voting rights.
2. A Builder shall also be required to pay a non-refundable Contribution Amount to the Association depending upon the size of the plot of land where the Builder will conduct the construction activity, in the following manner:

Plot Size	Contribution Amount	Tenure/ Period
Upto 300 sq. yards	Rs. 1,00,000/- (Rupees One Lakh Only)	for 2 years
From 301 sq. yards to upto 550 sq. yards	Rs. 2,00,000/- (Rupees Two Lakh Only)	for 2 years
From 551 sq. yards and above	Rs. 3,00,000/- (Rupees Three Lakh Only)	for 2 years

3. The tenure of payment as well as any kind of construction activity shall be for a maximum period of 2 years per site, in case this tenure/ period gets extended, the builder shall pay half of the respective Contribution Amount per year, as extended.
4. The Contribution or any other charges, fees, etc. shall be taken by the Association only through the mode of Cheque/ Bank Transfer/ UPI through QR Code in the name of the Association, i.e. “Greater Kailash-II Welfare Association”.
5. Any kind of Construction activity can only commence once a written intimation has been provided by the Builder and subsequently once an **No Objection Certificate**

(NOC) is obtained from the Association. The Association shall also provide a Builder Registration Number to the Builder for that particular construction site.

6. The Builder shall at all times comply to and follow all Statutory bye-laws and sanctioned plans. Further, the Builder shall complete all legal formalities with the original Owner of the site, in order to avoid disputes in future.
7. Building Plans, details of the Builder, details of the Site Engineer & Site Supervisor and the details of the NOC and Builder Registration Number received from the Association should be displayed at the site. The Builder should also provide the Building Plans, details of the Builder, details of the Site Engineer & Site Supervisor to the Association, for their records.
8. Demolition and Construction work should be undertaken with least possible disturbance to the residents of the Colony and neighbouring buildings.
9. **Hours of Operation for Construction:** Timing for all Construction activities, including demolition, alteration and repairs, at or around the site, shall be permitted only from **8:00 am to 6:00 pm**, save and except certain activities like painting, POP plastering, etc. which does not create noise or any kind of disturbance to the residents or neighbours.
10. All workers deployed at and around the site shall be adults and should be duly verified with the local police station i.e C.R. Park, Police Station. These workers should be provided with ID-Cards by the Builder (essentially required for the safety of the residents).
11. All health, safety and security measures have to be taken by the Builder, in order to ensure safe working conditions for the Workers, and general safety of the residents and the passersby. There should be provisions for fire safety at the site provided by the Builder.
12. The Builder shall agree and undertake that:
 - a) JCB may be used to dismantle the existing building with care and precaution to avoid any damage to any adjoining building.
 - b) Heavy construction machinery such as Poclain should only be used for removal of malba from the dugout material from the basement, after seeking written

- consent from the Association. Since such heavy machinery can cause damage to the roads of the colony it must be transported to the site on a platform only.
- c) If heavy duty machines barring JCB's has to be deployed (due to rocky grounds) these machines should be deployed with the consent of the requisite authorities such as the MCD, Police etc. and also with the consent of the Association. All heavy machines should be operated by the registered/ licensed drivers for heavy machinery and the machine should also have a proper validity fitness certificate.
 - d) The Builder should ensure that no damage should be caused to the neighbouring buildings. However, if during the construction activity if any cracks/ damage occurs in the adjoining buildings, the same shall be repaired immediately by the Builder, to avoid further damage to the said buildings.
 - e) Peripheral steel structures/ galvanized corrugated sheets shall be erected within the limits of the site, as per MCD By-Laws, with no encroachment on front and back lanes.
 - f) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens at site during demolition and otherwise, continuous dust/ wind breaking walls all around the site. Pollution control measures viz: covered storage of raw-material and water sprinkling system should be deployed.
13. Storage of raw materials viz-steel, cement, dust, debris etc. should be stored only as per the MCD bye-laws, and without causing any disturbance and hindrance to the residents and the passerby. Malba or any other item should not be allowed to remain on road or in the backlane. If found, it should be removed immediately by the Builder.
14. Any kind of activity (bathing, washing, barricading, storage etc.) should be done inside the plot and not in the back lanes. The Builder has to ensure that there is no encroachment and the movement through the backlane is not restricted. Furthermore, any damage to the backlane or the front lane, done during the process of any activity, storage of material, must be repaired by the builder at their own cost.
15. The Builder shall not construct or provide steep and long ramps outside the area of the building. There should not be any encroachment on path/ pavements/ front and back lanes by the Builder or their workers.

16. All Buildings must have storm-water drains, with openable covers on the ramps for cleaning of storm water drains. The Builder should ensure that the water from the house goes to the storm water drain and not on the road, during the construction and also in future.
17. The Builder shall install CCTV Cameras at the site of the construction, to monitor movement of the workers deployed there and/or their family members, in order to ensure safety of the other adjoining buildings and the residents.
18. Ancillary roles and responsibilities of the Builder are as follows:
 - a) Builders should conduct themselves with integrity in their relations with original owners, including those without professional representation.
 - b) Builders should minimize disruption to the neighborhood and the general public, including by paying attention to equipment operation, noise, employee behavior, site cleanliness and safety.
19. The Builder shall be:
 - a) held liable if damage to any property or hurt to any person is caused due to the negligence of the Builder or any of his associates;
 - b) held liable to indemnify the person for any such damage or hurt caused, either intentionally or unintentionally;
 - c) required to pay the costs of repairing any and all public improvements including curbs/ gutters, sidewalks, streets, trees/shrubs, and public utilities.
 - d) promptly required to clean any debris that is spilled on public or adjoining private property during the course of construction activities.
 - e) required to restore the sidewalks, frontlanes, backlanes that have been damaged to a safe passable condition immediately.
 - f) required to clean up the dirt and debris daily so as not to disrupt travel on streets and sidewalks.
 - g) Responsible for any damage to neighbouring properties and will be required to remedy the damage.
20. Failure to comply with any of the Guidelines stipulated herein or otherwise by any Builder, will result in Stop Work orders by the Association. Further, the Association may also inform the Police authorities, Municipal and other Civil authorities, in order to seek urgent intervention and enquiry.

21. After successful completion of the building, the Builder/ original Owner of the Building/ site shall:
 - a) provide a copy of the Completion Certificate to the Association once the site is completed and required to be handed over to the Original Owner or the new incumbents;
 - b) handover any and all original title deeds or certified copies as maybe available and related documents as well as certified copies of the sanctions plans of the site including all external service drawings and structural drawings to the Original owner of the site;
 - c) inform the new incumbents of the flats/ building, to prescribe to the membership of the Association as provided by the Memorandum;
22. In case of any conflict between these Guidelines and the Memorandum of the Association, the provisions of the Memorandum shall prevail.
23. In case of any ambiguity in these Guidelines, the Executive Committee's interpretation and decision shall be final and binding.