

THE TALAGANG CGHS LTD.
Plot No. 49, Sector-13, Rohini, Delhi – 110085

Date: 15, JUNE 2026

POLICY FOR RENOVATION OF FLATS

To ensure the safety, structural integrity, cleanliness, and peaceful enjoyment of the premises by all residents, the following guidelines shall be strictly adhered to by every flat owner while undertaking renovation work:

1. Permission and Working Hours

Renovation work shall be undertaken only after obtaining prior written permission from the Society Office. Such work shall be carried out strictly between 09:00 a.m. and 06:00 p.m. on permitted days only.

2. Prevention of Nuisance

The flat owner shall ensure that renovation activities do not cause undue inconvenience, disturbance, or nuisance to neighboring residents. During renovation work, the entrance door of the flat shall remain closed as far as practicable.

Labourers and contractors shall maintain cleanliness and shall not spit, litter, or engage in any activity that may deface or contaminate the staircases, corridors, lifts, or other common areas.

3. Removal of (Malba)

All construction malba and waste materials shall be properly packed and stored within the flat. Such malba shall be transported to the designated collection area on the ground floor only through the rear staircase and in bags. Disposal of malba shall be arranged through the Society Office at charges prescribed by the Society from time to time.

4. Use of Lifts

Labourers, contractors, and workers shall not use the passenger lifts for transportation of construction materials, malba, equipment, or tools during the renovation period.

5. Protection of Structural Elements

No alteration, damage, removal, or modification shall be made to any column, beam, slab, pillar, load-bearing structure, external wall, or any other structural component of the building. Any unauthorized alteration to the exterior façade or structural elements shall result in immediate suspension of renovation work. The owner shall be solely responsible for restoring the affected area to its original condition at his/her own cost and risk.



6. Fire Safety and Common Areas

The fire-fighting equipment area, fire exit staircases, passages, corridors, and all Other common areas shall remain unobstructed at all times. No material, equipment, malba, or temporary structure shall be stored or placed in such areas.

7. Approval of Renovation Plan

Prior to commencement of renovation work, the flat owner shall submit a detailed layout plan, drawing, or blueprint of the proposed renovation to the Society Office and obtain written approval thereof.

8. Removal of Existing Unauthorized Construction

Any unauthorized construction, alteration, or encroachment existing in the flat and carried out by a previous owner, if identified during renovation, shall be removed by the current owner in accordance with the directions of the Society and applicable laws.

9. Prohibition of Unauthorized Construction and Encroachment

Unauthorized construction, structural alteration, and encroachment upon common areas are strictly prohibited. The flat owner shall submit a written undertaking confirming that no work in violation of the Society Bye-laws, applicable building regulations, or statutory requirements shall be carried out.

10. Security Deposit

Before commencement of renovation work, the flat owner shall deposit a refundable security amount of Rs. 25,000/- (Rupees Twenty-Five Thousand only) with the Society. The security deposit shall be refunded upon completion of the renovation work, subject to adjustment of any amount payable towards damages caused to Society property, common areas, utilities, or any other dues arising from the renovation activities.

11. Liability for Damages

The flat owner shall be solely responsible for any loss, damage, or injury caused to Society property, common facilities, neighboring flats, residents, workers, or third parties as a consequence of the renovation work and shall indemnify the Society against all claims and liabilities arising therefrom.

12. Compliance with Society Bye-laws and Statutory Regulations

All renovation work shall be carried out in compliance with the Society Bye-laws, building regulations, fire safety norms, and all applicable laws, rules, and regulations issued by the competent authorities from time to time.


President




Secretary