



No. KVAOWA/GGN/2025/33/ 344

Dated: 01st November, 2025

NOTICE

Subject: Removal of Encroachments in Common Areas

As per the Society Bye-laws, **Para 19 (vi)**: "No owner/resident shall encroach upon the Association's land or premises, and no temporary or permanent structure shall be erected in the common areas, i.e., terrace, staircase and landing, unallotted stilts, courtyards, lawns, and passages, etc. No change in the external structure or extension of flat area shall be permitted. In no case shall permanent and/or temporary structures be allowed in the stilts. In case of default, the Executive Committee shall act to restore such encroached land or premises and remove such unauthorized structures/extensions at the cost of the concerned flat owner."

2. Occupancy certificate of KV was cancelled due to unauthorized encroachment majorly due to ground floor residents have grilled nearby space of common area. In addition large no of pots, furniture, and other materials have been kept in such a way to restrict free movement/ parking.

3. Accordingly, it has been decided by the Management/ Administrator that:
- Encroachment, of ground floor common area in any form ie grilling, planting bushes etc and pots, furniture, other materials kept in such a way to restrict free movement of vehicles/ residents or parking, be removed by 30.11.2025.
 - If the concerned residents fail to remove such encroachments by 30.11.2025, a penalty of 10% of circle rate of residential area (at present Rs 79,350/- per sqy) ie Rs 8817/- per sqf) per annum or part thereof will be levied on the encroached area. Subsequently, this penalty would be payable as on 1st April every year for the whole year or part thereof.
 - In case of non-compliance, an interest of 18% per annum shall also be charged w.e.f. 01.12.2025 on the penalty amount and subsequently from 1st April every year.
 - Further, non-payment of penalty beyond 30 days from due date (ie 1st Dec, 2025/ 1st April), can lead to withdrawal of facilities such as plumbing, electrician, housekeeping services, and movement of household item through the gate until full payment is made.
 - 50% of this amount of penalty would be for Repair, Replacement, Renewal and Modernisation Fund and balance 50% would be for Staff Benevolent Fund.
 - All residents are therefore advised to remove the encroachments immediately to avoid penalties and disruption of services.

(List Enclosed)

(Dr. Sunil Kumar Gulati (Retd.))
Administrator

"Service with a Smile"



KENDRIYA VIHAR APARTMENT OWNERS WELFARE ASSOCIATION (KVAOWA)
KENDRIYA VIHAR, SECTOR-56, GURUGRAM (HARYANA) – 122011
(Registered under Societies Registration Act No.1 of 2012 Registration No. 00651 Dated 25/4/2013)

Details of Encroachments in Common Areas					
A- BLOCK					
S. No.	Flat No.	Area (Sq.ft.)	Per Sq. ft.	Total (Rs.)	10% Penalty
1	A-41	21	8817	185157	18516
2	A-42	48	8817	423216	42322
3	A-269	242	8817	2133714	213371
4	A-313	213	8817	1878021	187802
5	A-355	242	8817	2133714	213371
TOTAL				6753822	675382

B- BLOCK					
1	B-2	192	8817	1692864	169286
2	B-16	81	8817	714177	71418
3	B-56	410	8817	3614970	361497
4	B-76	141	8817	1243197	124320
5	B-112	200	8817	1763400	176340
6	B-136	99	8817	872883	87288
7	B-150	99	8817	872883	87288
8	B-152	110	8817	969870	96987
9	B-167	272	8817	2398224	239822
10	B-173	81	8817	714177	71418
11	B-215	310	8817	2733270	273327
12	B-241	310	8817	2733270	273327
13	B-251	446	8817	3932382	393238
14	B-275	81	8817	714177	71418
TOTAL				24969744	2496974

C- Block					
1	C-16	180	8817	1587060	158706
2	C-17	40	8817	352680	35268
3	C-52	21	8817	185157	18516
4	C-53	416	8817	3667872	366787
5	C-66	81	8817	714177	71418
6	C-92	250	8817	2204250	220425
7	C-137	130	8817	1146210	114621
8	C-162	416	8817	3667872	366787
9	C-234	81	8817	714177	71418
10	C-256	281	8817	2477577	247758
11	C-271	160	8817	1410720	141072
12	C-366	317	8817	2794989	279499

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13	C-340	210	8817	1851570	185157
14	C-377	81	8817	714177	71418
TOTAL				23488488	2348849

DX- Block					
1	DX-16	150	8817	1322550	132255
2	DX-17	313	8817	2759721	275972
3	DX18	384	8817	3385728	338573
4	DX-63	382	8817	3368094	336809
5	DX-86	208	8817	1833936	183394
6	DX-98	100	8817	881700	88170
7	DX-100	115	8817	1013955	101396
8	DX-101	320	8817	2821440	282144
9	DX-113	320	8817	2821440	282144
10	DX-116	320	8817	2821440	282144
TOTAL				23030004	2303000

(A+B+C+DX)

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