

KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION (R)
(Reg. No. 514/2002-03)

OFFICE: Community Centre
"KENDRIYA VIHAR"
Yelahanka P.O., Bellary Road
Bangalore – 560 064
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November 20, 2007

Dear Resident,

The Management Committee of the Kendriya Vihar Apartment Owners' Association (KVAOA) welcomes you to the Kendriya Vihar residential complex, Yelahanka.

While every resident has his/her right to privacy and peaceful living, it is expected that they are also considerate to the other residents and follow basic norms of community living and civic sense. All residents (owners and tenants) are bound by the bye-laws of the KVAOA, which is a duly registered society under the Karnataka Societies Registration Act, 1960. KVAOA is administered by an elected Management Committee which is entrusted with the task of organising and administering the complex and is also authorized to formulate other rules and regulations as may be necessary from time to time. Extracts from the byelaws of the Association, which are of topical relevance to you as a resident, are placed in the Annexure for your information, guidance and strict compliance. You are requested to pay particular attention to the following aspects:

1. Vehicle parking rules and the need to obtain KV stickers for your vehicles
2. Rules regarding pets
3. Rules regarding use of common areas – storing of personal goods in common areas including corridors in front of the apartments is absolutely prohibited
4. Rules regarding hanging of clothes, bed sheets etc. on the railings and between trees – these are strictly prohibited
5. Rules regarding carrying out any work in the apartments using labour and that involve sand, cement, wood etc.
6. Security instructions including the need for obtaining passes for your servants (including live-in servants)
7. Payment of maintenance and other charges
8. Rules regarding shifting – payment of shifting charges

Extracts of relevant recent notices on these aspects are also enclosed. KVAOA-MC reserves the right to change/modify these rules and also the charges. Please do read the Notices put up on the Notice Boards from time to time and also visit the website: www.kendriyavihar-bangalore.com regularly. **Community living calls for both civic sense and co-operation. The Management Committee fervently hopes that both will be available in ample measures.**

The Management committee wishes you a comfortable and happy stay in Kendriya Vihar.

President

KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION

Community living in high-rise apartments demands that certain rules are strictly followed. Being considerate towards other residents and their rights for clean and peaceful life is the most important of these rules. KVAOA has been issuing notices regarding dos and don'ts regarding several aspects of community living over the period. Following is a compilation of extracts. RESIDENTS OF KV ARE REQUIRED TO STRICTLY FOLLOW THESE RULES FOR THEIR OWN GOOD.

PAYMENT OF MAINTENANCE CHARGES – PROVISION FOR INCENTIVE AND PENALTY PAYMENTS

These salient points of these procedures are:

1. The maintenance charges are to be paid quarterly and in advance as envisaged in the bye-laws
2. A discount of five percent will be offered to those who pay for an entire year (12 months) in advance (e.g. on or before December 31, 2007 for the year 2008) and three percent for those who pay for six months in advance.
3. **A penalty of Rs.30,40,50 and 60 per quarter of delay for Type A,B,C, and D apartments respectively will be levied on those who are in default of the payment for a particular quarter. For instance, if the payment for the quarter January to March 2008 is not completed by March 31, 2008, and paid any time in the next quarter (April to June) the penalty will kick in. The penalty will be the same even if only partial amount for that quarter (Jan to March) is pending.**
4. If there is a pending amount for the quarter Jan to March even after the quarter April to June is completed, the penalty amount will double, and this process will continue at the end of each quarter
5. The above procedure will be applicable for the Kaveri water charges also, except the penalty rates will be a uniform Rs.30/- per quarter.
6. Penalty provision notwithstanding, if payment is delayed beyond the end of the particular quarter, then it will be considered as default and appropriate default provisions of the bye-law will apply.
7. The incentive and penalty clauses will be strictly implemented from January 1, 2008

Accordingly the maintenance charges to be paid under the various categories are:

	Quarterly (Per month)	Full year including 5% discount	For six months including 3% discount
For Owner occupied/vacant Apartments			
Block – A	Rs.665	Rs.7585	Rs.3875
Block – B	Rs.880	Rs.10035	Rs.5125
Block – C	Rs.1030	Rs.11745	Rs.5995
Block – D	Rs.1180	Rs.13455	Rs.6870
For Tenant occupied Apartments			
Block – A	Rs.800	Rs.9120	Rs.4660
Block – B	Rs.1060	Rs.12082	Rs.6170

Block – C	Rs.1235	Rs.14080	Rs.7190
Block – D	Rs.1415	Rs.16135	Rs.8240
For Kaveri Water Charges			
	Rs.200	Rs.2280	Rs.1165
	Rs.50	Rs.570	Rs.290

(Note: All figures have been rounded off to the nearest multiple of five)

2. MC strongly recommends that the Members take advantage of the incentive provisions and pay the charges in advance. **Kindly take note of the penalty provisions, which will be strictly implemented.** Please do pay the charges on time and avoid the penalties. Members paying the maintenance/Kaveri water charges through their tenants are requested to bring these provisions to the attention of their tenants and ensure that they make the payments on time. **Please note that the penalty clause is applicable in case of concessional Kaveri water charges for vacant apartments also.**

3. These provisions come into effect for payments due from January 01, 2008 onwards.

MOVING IN OR OUT OF KENDRIYA VIHAR

It is observed that there is a tendency on the part of residents moving in or moving out of Kendriya Vihar to do so on a Sunday or Holiday without any advance intimation to the KVAOA office. There is a prescribed formality to be followed while moving in or moving out, notified many times earlier and the same is restated here:

1. The office needs to check that the party moving in is the owner or a tenant duly authorized by the. For this purpose there is a well set procedure, including the need to produce the lease agreement copy in case of tenants.
2. The office also needs to check that before a new tenant moves in that there are no maintenance charge/other charges pending. The owner has to pay the dues if any.
3. In case of people moving out, the office has to ensure that the tenant has duly informed the owner and that there are no maintenance charge/other charges due to the Association.
4. The moving in/moving out charges as prescribed have to be paid and receipt obtained. This receipt has to be shown to the security for the movement to be permitted and also for the second lift to be made operational so that good can be carried.
5. All these formalities need to be completed well in advance and on a working day. Verification and issue of receipts will be done only on office working days and between 1000 Hrs and 1745 Hrs only. This work will not be undertaken on any holiday or Sunday and outside office hours.
6. Actual movement can take place on any day (provided the above formalities have been completed and the Security shown the receipt), but only between 1000 Hrs and 1800 Hrs.
7. We are absolutely convinced that movements are planned quite in advance and no movement takes place in the spur of the moment. However, we see that people load their trucks in Delhi one week in advance and land up at the Kendriya Vihar gate on a Sunday late evening and ask to be allowed in, saying this is an emergency. Similar situation arises while moving out also. This is totally

- unacceptable. While making their other arrangements like booking the movers/trucks etc., in parallel complete the KVAOA procedures also.
8. Your cooperation is solicited to avoid any unpleasantness on a holiday or Sunday while you move in or out.

VEHICLE ENTRY AND PARKING

ENTRY, PARKING AND VISITORS PARKING

As notified earlier, in the wake of the growing Security concerns in and around Bangalore, the concerned officers of the Karnataka Police took a security awareness meeting with the residents of Kendriya Vihar on 19.03.2006. While re-iterating their perception of Bangalore as a soft target for terrorists and other anti-national elements, the Security authorities have assessed the present security arrangements in Kendriya Vihar as porous and inadequate for a complex of this nature. As per the directives received from them and the long felt need to tighten the overall security of the complex, the following measures will be put in place from the midnight of **31st March 2006** for which the police authorities have assured all assistance to the Association.

- 1. No Vehicle belonging to any resident will be given access to the complex unless it displays the sticker issued by the Association.**
- 2. Visitor's Vehicles will be issued temporary passes and will be parked in the area earmarked for the purpose.**
- 3. All School Buses, Service, Call Centre, Contract, pick up vehicles etc., will pick up and drop their passengers only at the designated area.**
- 4. All Visitors are to be registered at the gate and obtain passes. In order to crosscheck the bonafides of the visitor over the Phone, residents are required to furnish their residential telephone numbers to the Association.**

These measures will be implemented without exception and absolute co-operation of all the residents is solicited, as these are to ensure their own safety and security.

IDENTIFICATION STICKERS FOR VEHICLES

The Bangalore Police have once again alerted us to the need to be vigilant as the threat perception due to terrorist and naxalite activities is on the increase in our area. They have particularly advised us on the need to be careful about unidentified vehicles.

In view of these residents are requested to obtain the identification stickers for their vehicles (cars, SUVs, motorized two wheelers etc.) from the KVAOA office (during office hours – 1000 and 1700 Hrs) by producing the RC book and the proof of residence, in case they have not obtained one earlier. The residents are also requested to display the stickers prominently on the windscreen (please stick inside the car so as to be visible clearly from

outside and also ensure that all columns are filled up appropriately). The residents are strongly advised to complete this task within the next two days, barring which the vehicles without identification stickers or valid authorizations (in case of visitors' vehicle in the visitors' parking lot) parked inside the complex will be intimated to the police as unauthorized and unidentified vehicles.

Also please note that no vehicle without the identification stickers will be allowed beyond the drop gate, except for picking up and for dropping residents/visitors. Parking of such vehicles in the complex (except in the visitors parking area, and that too with only proper authorisation) is not permitted. The Security personnel have been instructed to follow these rules strictly.

ACCESS OF VEHICLES INTO KENDRIYA VIHAR

The Security authorities, in the course of their periodical review of the security cover obtaining in Kendriya Vihar complex and taking into account the general threat perceptions in the city, have identified certain security lapses which the Association has been called upon to make good, in particular access control of vehicles. Consequently, it has been decided to control and regulate access of all vehicles into the complex through a drop gate which has been erected at the entry point of block D-6. The Gate will be manned and operated round the clock, and only vehicles exhibiting stickers issued by the Association will be allowed through. The exceptions will be such Call Taxies / Auto – Rickshaws which are engaged to pick up or drop residents for their outward/inward journeys. All these vehicles will also have to EXIT through the Drop-Gate only.

All other incoming vehicles without KVAOA stickers will have to turn right at the Barrier-Point and be parked in the Visitors parking area already ear-marked for the purpose. Vehicles parked in the Visitor's parking areas will not be allowed access inside the complex. No parking is allowed in the Bus/School Bus Parking Bay. Necessary infrastructural changes have been put in place.

All vehicles parked inside the complex whether in the allotted slots or elsewhere, will have to exhibit the Association's sticker, without exception.

Residents will appreciate that these measures are only to ensure the safety and security of their own person and property and to meet the growing security concerns facing us. We have in the past received the co-operation and understanding of most of the residents in ensuring adequate security cover for this family complex and look forward to have the same in fuller measure. Needless to say, no security system can be effective unless each one of us consider himself/herself an integral part of the security efforts undertaken.

IDENTIFYING ONESELF AT THE GATE

Residents/Visitors entering the campus of Kendriya Vihar at night (2200hrs-0600 hrs) are requested to identify themselves at the security gate. This is in the interest of security in view of prevailing situation. Occupants of Vehicles shall roll down the windows if required.

DO NOT USE THE COMPLEX ROADS FOR LEARNING DRIVING

It is observed that some residents are learning to drive four wheelers and two wheelers inside the Kendriya Vihar complex. Kendriya Vihar is a residential complex with lot of children movement. Using the complex roads to learn driving is hazardous and could lead to accidents and property damage and is prohibited. **Residents are requested not to use the complex roads for learning driving, with or without instructor.**

The residents are also requested to strictly adhere to the speed limits, use of only the paved roads, not to cross-cut across the stilts and parking places and dipping of head-lights while driving inside the complex.

USE OF REVERSE GEAR SIRENS

The siren used while reversing (which is illegal in many states) could be a useful safety feature. But the residents are requested to desist from using the reverse siren, exercise utmost care while reversing and backing and if the reverse siren is used adjust the volume in such a way that it is heard only for a radius of 5 to 10 meters. The high pitched, high volume sound could be very disturbing in a residential colony, especially in the night and early mornings.

INSTRUCT YOUR DRIVERS AND TAXIS

The residents are also requested to follow the parking guidelines. The real problems with regard to the road and driving regulations arise mainly from the taxis, pick-up cars and vans. **The residents are requested to instruct their drivers to strictly follow the rules.** This is most important.

CIRCULAR REGARDING CLEARING OF CORRIDORS AND OTHER COMMON AREAS

The Byelaws of the Association has to be obeyed by all residents (owner as well as tenants). The Management Committee of KVAOA requests all residents to strictly abide by the rules governing stay in Kendriya Vihar.

In particular, the following are brought to the notice of all for strict adherence.

1. No flower pots should be kept in the common areas, particularly in the corridors and parapet walls.
2. No containers, crates, wooden boxes or packing materials etc shall be kept under stilt or common areas.

Residents are requested to remove any such material immediately and in any case before October 10th, 2006 failing which the Association will remove the material and dispose the same at the cost and risk of the concerned residents.

3. The corridors shall not be used for any games particularly ball games, that distracts others and/or cause property damage. Parents are requested to ensure that their wards follow these instructions in spirit.

4. The committee has also been issuing circulars on matters concerning disposal of garbage, drying of cloths, nuisance caused by pets etc., Residents are requested to strictly follow these instructions.
5. The Security has been given strict instructions to check all vehicles, particularly the ones without KV issued stickers as well as persons for their identification. Kindly co-operate with security.

NOTICE REGARDING GARBAGE DISPOSAL, CAR WASH, CLOTHES HANGING AND PETS

1. The garbage should be disposed in the polythene bag of the proper size. The bag should be tied properly before being dropped into the chute so that nothing spills out, nor any garbage should be allowed to spill near the chute opening or in the corridors. The chute doors should be properly closed after dropping the garbage bag. This is to facilitate easy removal of the garbage and maintaining cleanliness.
2. Dog owners are requested not to take their dogs in lifts and use stairs only. While taking out dogs they should always be kept under the leash and never allowed roaming free in the common areas. In case of ferocious dogs, owners are advised to use mouth muzzle for the dogs.
3. Car owners/ two wheeler owners are requested to wash their vehicles outside stilt areas. Vehicles should not be washed under the stilts as this leads to stagnation of water and inconvenience to others.
4. **It has been observed that some occupants have made it a practice to dry their Linen in the corridor, staircase and other common areas thereby causing inconvenience to others. Clothes should not be put up for drying in any of the common areas.**
5. It has been observed that some residents are keeping their flowerpots in corridors or on the corridor parapet walls and other common areas. This practice also causes inconvenience and is dangerous if kept on the parapet wall. Residents are advised not to keep the pots in the Common areas.

NOTICE REGARDING USE OF LIFTS, GARDENS ETC.

It has been observed that some of the covers fixed over the close/open push buttons of the Lifts in some floors of Blocks have been removed by some miscreants. It is highly irregular, indiscipline and condemnable. The spare parts being propriety items are very difficult to procure. The ultimate sufferers are only the Residents and hence they are requested to be more vigilant and help the management in identifying such miscreants.

All are requested to strictly adhere to the following instructions, which are being issued in the larger interest of the Residents of the complex.

- Don't tear/deface the stickers, which are displayed in the Lifts/Notice boards.
- Don't pluck the flowers from the Garden.
- Don't carry the Pets inside the Lifts.
- Don't scribble on the walls of the Lifts.

- Don't smoke and throw waste materials inside the Lifts.
- Don't allow your children go alone in the Lifts.
- **Don't allow your children play near the shrubs and bushes as some snakes were reported to be seen.**
- Don't allow draining out your Wash basin/Washing machine water from balcony area along the common roads.
- Don't dry your clothes in the common areas.
- Don't let loose your pets in the Garden and other common areas.
 - ✓ Do switch off Fans in the Lifts before you leave.
 - ✓ Do allow only children to use the play materials in the Garden.
 - ✓ Do purchase the vehicle stickers from the Association for security/Identity purpose.
 - ✓ Do park your vehicle in the respected allotted slots and others in the common open space.

RULES REGARDING ANIMAL PETS

The Bye-laws of the KVAOA, which is bidding on all residents state:

“THE PETS SHALL BE PROPERLY LEASHED WHENEVER THEY ARE OUTSIDE THE UNIT FAILING WHICH THE PETS WOULD BE TREATED AS STRAY. OWNERS OF PETS SHALL TAKE CARE TO ENSURE PETS DO NOT CAUSE ANY HARM AND NUISANCE TO OTHERS AND AFFECT THE HYGIENE AND CLEANLINESS OF THE COMPLEX. PETS SHALL NOT BE ALLOWED INTO THE LIFTS AND ON TO THE LAWNS. OWNER SHALL ALSO ENSURE THAT HE/SHE ADHERES TO THE RULES AND REGULATIONS GOVERNING UPKEEP OF PETS AND SANITARY BYELAWS AS ENACTED BY THE LOCAL AUTHORITY SUCH AS THE MUNICIPALITY.”

It is observed that many pet owners do not follow these rules. Owing pets do impose certain responsibilities on you. All the residents owning pets are requested follow these rules strictly as a matter of courtesy to fellow residents and as a matter of decent living. In particular please:

1. DO NOT TAKE THE PETS ALONG ON THE LIFTS – USE THE STAIRCASES
2. DO NOT LET THE PETS COMMIT NUISANCE IN THE COMPLEX ROADS, COMMON AREAS SUCH AS CORRIDORS, LAWNS AND STAIRCASES
3. TAKE THEM OUT OF THE COMPLEX FOR THEIR ‘STROLE’
4. PLEASE CARRY A BAG AND COLLECTING INSTRUMENT WITH YOU SO THAT YOU CAN CLEAN UP THE PLACE IF THE PETS COMMIT NUISANCE INSIDE THE COMPLEX.
5. USE PROPER FILETERS AT THE WATER DRAIN PIPE MOUTHS IF YOU ARE GIVING BATH TO THE PETS – THIS IS ESSENTIAL TO AVOID CLOGGING OF THE DRAIN PIPES DUE TO LOOSE HAIR.

THE RESIDENTS WHO OWN PETS ARE REQUESTED TO IMMEDIATELY REGISTER WITH THE KVAOA OFFICE.

KENDRIYA VIHAR WEBSITE

As stated in the AGM-6, the Kendriya Vihar Website is ready and the **Members and KV Residents can start accessing the KV website from January 1, 2008**. The domain name is:

www.kendriyavihar-bangalore.com. The site is freely accessible and no registration is required. You will be able to find most of the information regarding the activities of the complex at this site. It will contain the notices regarding code of conduct, charges etc. also. Most importantly we have provided a page wherein Members and Residents can make postings. The postings may pertain to any item that they want to sell or buy, renting/leasing/sale of their apartments, any general information that they want to give to other Members/Residents etc. Members/Residents need to send their postings by e-mail to KVAOA office at the following address:

kvaoynk@kendriyavihar-bangalore.com

Please mark clearly that the message is meant for posting. Name and apartment number of the person wishing to post is a necessary requirement. The postings will be duly edited and posted on the postings page. Please do include your contact details (e-mail address, telephone numbers etc) in the postings. The KVAOA office will not deal with or forward any mail that comes in response to the postings to. Neither the Association nor any of the Office Bearers or the Members of the Management Committee shall be held responsible for the voracity or genuineness of any of the postings.

No postings that are offensive to anyone or any group, complaints about any other Member, KVAOA, office bearers etc. will be allowed. One to one discussions are not allowed. This is also not a place for airing your views on any subject, be it of general nature or pertaining to the complex. This page shall not be used for canvassing in any elections, for the management committee or for any other elections. Suggestions/complaints relating to the complex will be processed by the MC. The posting will be automatically removed after 30 days.

Residents, please note that routine complaints regarding leaky taps, fused corridor bulbs and the like should continue to be entered into the normal registers kept in the office. E-mail complaints will not be entertained. We will keep trying to improve and add features to the website. One aim will be to make it possible for Members to make online payment, but only in due course after the website operations stabilise. Any other suggestions are also welcome. **All Members are requested to inform the KVAOA office of their e-mails addresses to facilitate better communications. Also kindly update your postal mailing addresses. You may do this by sending an e-mail or written letter.**

RULES AND THE DOS AND DON'TS FOR LETTING OUT THE COMMUNITY CENTER AND ITS FACILITIES

1. The application with full details as per Performa attached and supporting documents (wherever necessary) are to be submitted at least 10 days in advance. Applications will be entertained only 10 days in advance.
2. The first priority in allotment will be for apartment owners. There again, the allotment will be on first come first basis.
3. The second priority will be for the tenants. There again, the allotment will be on first come first served basis.

4. The third priority will be for outsiders and commercial users. Outsiders may also make use of the facilities on the basis of written recommendation and reference by a owner attesting the applicant's bonafides. Here again, the allotment will be on first come first served basis and subject to approval by the committee.
5. Nobody should apply for any third party and sublet. If found, the allotment will be cancelled and the applicant will be fined.
6. The duration of one day for charging purposes would be from 6A.M to 10 P.M. or a part there of, after the allotment is made and possession taken. Shifts of 06.00 hrs and 14.00 hrs to 22.00hrs would be treated as half day only for payment.
7. Rental charges and all other payments for the specified periods should be made in advance by cash. Cancellation charges at 10% of the deposit will be levied in case the allotment is cancelled by the applicant.
8. Fitting speakers outside the hall is not allowed. PA system is permitted only inside the hall and within permissible decibel noise levels. No PA system is allowed beyond 2200 hrs.
9. No fire of whatever nature that causes damage to the floor or structure shall be permitted
10. No digging or making holes or tampering of the floor or walls are allowed inside the hall or in the space allotted.
11. No pasting of posters or decorative material or any other material of any nature is allowed on the walls of the community hall.
12. All payments to be made in cash against receipts.
13. All fittings and fixtures should be used and handled carefully.
14. Any damages anywhere, would be charged separately on actuals/market price along with labour charges and would be adjusted against the security deposits. If the amount is not sufficient even after the adjustments made from the security deposits, such additional amounts should be paid before checking out.
15. The occupant is advised to take all clearance certificates from concerned authority before vacating.
16. The place has to be thoroughly cleaned after use, failing which an amount of Rs. 300/- will be charged against cleaning for hall and lawn each separately.
17. No alcohol serving is allowed, neither is alcoholism.
18. The function should be conducted peacefully and decently, so that no untoward incidents take place and residents are disturbed.
19. All vehicles should be parked in the allotted parking places only.
20. The decision of the Management Committee regarding allotment of the community hall facilities shall be final.

Note: For all the above three categories:

1. Water will be supplied free.
2. Electricity will be charged on lump sum basis as mentioned above. Extra charges will be levied for additional and high power equipments subject to the approval of the committee.
3. Security Deposits for each category will be equal to the respective hiring charges.

Rates for community hall/kitchen etc:

Definition for the pupose arriving " Full Day & Hall-Day"

Full Day : 0600 hours to 2200 hours

Half Day : 0600 hours to 1400 hours

1400 hours to 2200 hours
(Any break-up of hours will be treated as Half-Day)

Particulars	Days	For Owners	For Tenants	For Outsiders
Community Hall (Ground Floor)	Full Day	Rs.2000/- rent Rs.200/- electy Rs.300/- kitchen Rs.2500/- Total	Rs.2500/- rent Rs.200/- electy Rs.300/- kitchen Rs.3000/- Total	Rs.3500/- rent Rs.200/- electy Rs.300/- kitchen Rs.4000/- Total
Community Hall (Ground Floor)	Hall Day	Rs.1000/- rent Rs.100/- electy Rs.200/- kitchen Rs.1300/- Total	Rs.1250/- rent Rs.100/- electy Rs.200/- kitchen Rs.1550/- Total	Rs.1800/- rent Rs.100/- electy Rs.200/- kitchen Rs.2100/- Total
Hall/Terrance & Toilets (II Floor)	Full Day	Rs.1100/- rent Rs.100/- electy Rs.1200/- Total	Rs.1400/- rent Rs.100/- electy Rs.1500/- Total	Rs.1950/- rent Rs.100/- electy Rs.2050/- Total
Hall/Terrance & Toilets (II Floor)	Half Day	Rs.650/- rent Rs.50/- electy Rs.700/- Total	Rs.750/- rent Rs.50/- electy Rs.800/- Total	Rs.1100/- rent Rs.50/- electy Rs.1150/- Total
Chairs	Full/half day	Rs.3/- per chair	Rs.4/- per chair	Rs.5/- per chair

Lawn: If required, lawn in front of community hall can also be taken along with the hall only at flat of Rs.1500/- per day towards utility charges. If extra electricity connections are taken, additional Rs.500/- will be collected towards electricity charges.

Guest Room

The guest room will be charged at a rate of Rs.200/- per bed per night and Rs.400/- for double occupancy. If one takes the full room, a rent of Rs.350/- per day with night halt will be charged. The guest room will be given continuously for a maximum period of 3 days only. Guest room allotment will be based on first come first served basis, with priority for owners followed by tenants.

Road Shows

Please contact the KVAOA office with details.

EXTRACT FROM THE KVAOA BYE-LAWS

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2. These bye-laws shall apply to all the apartments located within the Kendriya Vihar Complex, having its registered office at the Community Centre, Kendriya Vihar, Yelahanka, Bangalore – 560 064.
3. In these bye-laws, unless the context require otherwise:-
- (a) “Act” means “The Karnataka Societies Registration Act, 1960.
 - (b) Association means the Association formed by all the apartment owners of Kendriya Vihar.
 - (c) “Apartment owner” means a person owning an apartment in Kendriya Vihar including the person in whose name an apartment has been Originally allotted by Central Government Employees Welfare Housing Organization, New Delhi,(CGEWHO and as per Clause 5(4) of these Bye-laws.
 - (d) “Building” means the apartment building and ancillaries located at Kendriya Vihar, known as Kendriya Vihar Apartment Complex, with 603 flats including the land forming part thereof.
 - (e) Committee means the Management Committee or the Executive Committee as the case may be.
 - (f) “Common area and Facilities” means and include the entire Kendriya Vihar complex and apartments allotted by CGEWHO by the name to each owner and include the Community Centre, all the roads and approaches, Parks and open spaces, compound walls and other structures, including all electrical diesel generator and play grounds excluding such space and structures the use of which is allowed to individual allottees.
 - (g) Common installations include all electrical installation, and equipment, including water supply, satellite/cable TV, diesel generator installation, for the general use of the residents installed in the common areas.
 - (h) “Dwelling unit” means as apartment in the Kendriya Vihar Complex.
 - (i) “Financial Year” means 01 April to 31st March.
 - (j) “Kendriya Vihar Complex” means all the area bounded by and located within the compound wall running along the complex comprised in Survey Nos.3,4/1, 2/2,4/2, 5,6,17/A1, situated at Yelahanka Amanikere Village, Yelahanka Hobli, Bangalore- 560 064.
 - (k) “Resident” means the resident of any apartment in Kendriya Vihar Complex Occupying it as owner or bonafied resident.
 - (l) “Rules” means “ The Karnataka societies Registration Rules, 1961, framed Under the Karnataka Societies Registration Act, 1960.

3. **OBJECTS**

The objects of the association shall be:-

- (b) To maintain and manage 603 apartments, main overhead tank, Sump, sewage treatment plant, garden and other common areas the Housing complex known as “Kendriya Vihar”.
- (c) To act as the Association of all the Apartment Owners of the Kendriya Vihar Housing Complex.
- (d) To act as the custodian, and to administer the common areas and Facilities provided to the apartment owners in the Kendriya Vihar

Complex.

- (e) To control the Association's finance and make deposits or investments.
- (f) To provide for maintenance, repair and replacement of the common areas/facilities by contribution, subscription and collection of Maintenance service charges from the Apartment Owners, levied from time to time as per the Byelaws.

Default in Payment of Maintenance Charges:

- 5. (5) If any member of the Association fails to remit the maintenance Charges for a particular quarter by the end of that quarter. The Association shall withdraw all facilities and services extended to Him/her, in addition to collecting of all outstanding dues and Levying of such penalties as may be imposed by the Management Committee. Further, any member may be sued for such arrears Or for recovery of other dues as per the relevant provision of the Karnataka Societies Registration Act 1960.

CHARTER VIII

DUTIES AND OBLIGATIONS OF OWNER MEMBERS AND RESIDENTS/TENANTS

Notice:

- 1. No resident of the complex shall post any advertisement, or a banner or poster or a notice of any kind in or around any property including one's own except as authorized by the association.
- 2. No owner or tenant shall use the Dwelling unit for any commercial purposes, and no dwelling unit/stilt area shall be let out to Students/Bachelors/spinsters.
- 3. No owner/tenant of an apartment shall allow any outsider for use of Water and electricity on regular bases without prior permission of the Association.

Maintenance Charges:

- 4. Maintenance charges shall be paid quarterly in advance by Cash/ DDL/Local Cheque, payable at Bangalore in favour of Kendriya Vihar Apartment Owners Association, Bangalore irrespective of the fact that the unit is in possession/occupation or not. Any payment made shall be appropriated against outstanding dues if any.

Default in payment maintenance charges:

- 5. No owner/tenant shall be entitled to use any of the amenities provided by the Association if he commits default in payment of maintenance charges to the Association for a consecutive period of

three months. Such default by owner/tenants shall attract the provisions contained in clause 5(5) of Chapter – 1.

6. Every allottee/ owner shall furnish the details of the family member /others who shall ordinarily be resident in the dwelling unit. Leasing out of the dwelling unit wholly or partially shall be intimated in advance to the Association and prior clearance from the management Committee shall be obtained. A copy of the lease deed with details of name, occupation and other occupancy details of the tenants shall be filed with the Association by the allottee/owner. A higher rate of maintenance charge as decided by the management committee from time to time shall be levied in respect of dwelling units let out on tenancy.

Vacating of dwelling unit

7. Before vacating a dwelling unit, the resident shall inform the Association in writing and obtain the necessary clearance.
8. Residents shall park their vehicles only in their allotted parking slots. others who use the common areas for parking will be charged monthly fee as may be prescribed by the management committee.

Dogs and Pets:

9. The pets shall be properly leashed whenever they are outside the units failing which the pets would be treated as stray. Owners of pets shall take due care to ensure pets do not cause any harm and nuisance to others and affect the hygiene and cleanliness of the complex. Pets shall not be allowed into the lifts and on to regulations governing upkeep of pets and sanitary byelaws as enacted by the local authority such as the municipality.

Civility/Cleanliness:

10. No member or resident shall hang garments, rugs etc., from the Windows, balconies or from any of the facades of their individual Units. Members/residents shall not place flowerpots and other Objects on the parapet wall posing a danger of their falling down or Causing damage to persons/property of other residents.
11. No member/resident shall throw garbage or trash outside the disposal Installation provided for such purposes.

Servants and Security:

12. Every servant or car cleaner shall possess an entry pass. Each servant/car cleaner leaving the employment shall surrender his/her pass.
13. No encroachment is permitted on common areas. All encroachment shall be evicted at the risk and expenses of the offender, without any notice.

14. No containers, crates, wooden boxes, or packing materials etc., shall Be kept under stilt or common areas.

Additional Construction/Modification:

15. The dwelling units have been built as per certain approved Specifications. Hence any modification needs to be approved by the Civil works sub committee comprising members qualified to certify Or reject the proposal for modification. The dwelling units are also to retain the plan approved by BDA. A specific procedure as laid down shall be followed wherein the intending owner indemnifies the Association and all those likely to be affected by any modification, even if the Association may have given the permission.

LIFTS:

- 16 The lifts provided in the apartment blocks shall not be used for carrying household or other articles which exceeds the capacity of lifts or which are likely to damage the lifts dur to their over dimensional size or shape. Any person violating the provisions shall be responsible For making good damages/repairs caused to the lifts.

Area Common to Units:

17. In case of repairs arising out of damages/defects in respect of the Common is such as common wall, ceiling, toilets, kitchen sinks etc, the Cost of such repairs/maintenance/ work shall be shared equally by the Apartment owners/occupants affected/concerned.

Exemption:

18. No apartment owner may exempt himself from liability for his Contribution towards the common expenses by waived of the use or Eniovement of his apartment.

Lien on Property:

19. All sums assessed by the Management Committee but unpaid by any apartment owner shall constitute a charge on such apartment prior to all other charges save Government and Municipal dues. Upon sale of the apartment, the purchaser of the apartment shall be jointly and severally liable with the vendor for all unpaid assessment against the latter for his share of the common expenses up to the time of sale.

Access:

20. The management Committee or its representatives shall have the right to access to any apartment during reasonable hours as may be necessary for the maintenance, repair and replacement of any of the Common areas or to another apartment.

Internal Maintenance:

21. Each apartment owner must perform promptly all maintenance and repair work within his apartment, which if omitted would affect the apartments in entirety or in part belonging to other owner. All repairs relating to the dwelling units including installations therein shall be at the expense of the Association any expenditure incurred in repainting or replacing any common area or facility damaged through his fault.