

Repair Policy

Bye Law No 46(c) No structural changes are permissible, without the prior permission of the concerned competent authority.

Bye Law No 47(a) Examination of flats and report about Repairs to Flats

For facilitating discharge of functions mentioned under the **bye-law No. 156** by the

Committee, every Member shall allow the Secretary of the Society, accompanied by any other Member of the Committee, to enter upon his flat with prior intimation to the Member, to examine its condition for ascertaining the repairs, if any, necessary. The Secretary of the Society shall make a report to the Committee, indicating there in the particulars of the repairs to be carried out by the Society at its cost and those by the Members at their cost.

Bye Law No 156(a) Inspection of Society's property for repair

The Secretary of the Society, on receipt of any complaints about the maintenance of the property of the Society from any Members of the Society or on his own motion, shall inspect the property of the Society(if necessary along with technical expert appointed for the purpose), from time to time and make the report to the Committee, stating the need of the repairs, if any, considered necessary. The Committee shall consider the report made by the Secretary of the Society and decide as to which of the repairs should be carried out.

Bye Law No 156(b) the Members of the Society shall allow access and cooperate in the inspection of the premises for repairs & maintenance.

Bye Law No 47(b) Notice to the Member about carrying out repairs in his flat by the Society at its cost

On receipt of such report, the committee shall ascertain the cost involved in the repairs, which are required to be carried out by the Society at its cost as provided under the **bye-law No. 160(a)** and cause the notice to be served on the Member for such period as the Committee thinks adequate, of its intention to carry out the repairs and there-upon the Member concerned shall allow the workmen engaged by the Society directly or through its architect, access to his flat for carrying out the repairs. If the Member concerned fails to give access to his flat, without reasonable and convincing reasons, the Secretary of the Society shall have authority to enter upon the flat and carry out the work under the Supervision of the Member of the Committee duly authorized by it in that behalf or the architect appointed by the Society.

Bye Law No 160(a) Building Insurance

The Society shall insure its building/s necessarily against risk of natural calamities, fire, flood, earthquake, third party liability and like

Bye Law No 47(c) Notice to the Member for carrying out repairs to his flat at his cost

In respect of the repairs to be carried out by the Member at his cost, the Committee shall cause the notice to be served on the Member, indicating therein, the particulars of repairs necessary at his flat and calling upon him to carry out the repairs to his flat to the satisfaction of the architect approved by the Society, if any, at his cost, within such period as the Committee may allow. On his failure to comply with the notice, the Secretary of the Society or the architect appointed by the Society shall have authority to enter upon the flat and cause the repairs to be carried out after giving due notice to the Member concerned. The amount spent by the Society on such repairs shall be recoverable from the Member concerned.

Bye Law No 48. Restrictions on storing of certain goods

No Member, without the previous permission of the Committee, in writing shall stock or store any kind of goods or materials, which are combustible, obnoxious or other goods, for the storing of which requires permit / sanction of the competent authority under any law relating thereto.

Bye Law No 48(a) Not to do anything causing inconvenience, to other Members

No Member shall do or suffer anything to be done in his flat which may cause nuisance, annoyance or inconvenience to any of the Members of the Society or carry on practices which may be repugnant to the general decency or morals of the Members of the Society.

Bye Law No 48(b) Committee to take action on complaints

It shall be competent for the Committee either suo-moto or on receipt of the complaint from any Member, to take steps to stop all such practices referred to in the bye-law No. 47(a) forthwith.

B. CO-OPERATIVE COURT

Disputes between the Members and/or the Members and Society, which falls under Section 91 of the MCS Act 1960 such as:- Disputes pertaining to:- i. Resolutions of the Managing Committee and General Body. ii. The elections of the Managing Committee, except the Rejection of Nominations, as provided under section 152-A of the MCS Act 1960. **iii. Repairs, including Major Repairs, Internal Repairs, Leakages**, iv. Parking, v. Allotment of Flats/Plots, vi. Escalation of Construction Cost, vii. Appointment of Developer/Contractor, Architect, viii. Unequal water-supply, ix. Excess recovery of dues from the Members,