

HEAVY ENGINEERING CORPORATION LIMITED
Hqrs Administration & Personnel Division
(Policy Section)

92

No.HQ/P&A/Pol/Qtr.Boundary/2021

Dated, the 27th July, 2021

CIRCULAR No. 06 / 2021

Sub: Guidelines for granting approval for erecting boundary wall around residential quarters in HEC Township

In 336th meeting of the Board of Directors of HEC Ltd held on 04-11-2020 at Ranchi as Item No 12, the policy on "Guidelines for granting approval for erecting boundary wall around residential quarters in HEC Township" was passed, for which the regulatory provisions were approved in the 26th meeting of the Committee of Functional Directors of HEC Ltd held on 09-03-2021 at Ranchi. As such, the Rules for regulating "Guidelines for granting approval for erecting boundary wall around residential quarters in HEC Township" applicable to residential accommodations of CD-type quarter and other lower type are as enumerated below:

1. The fencing will be erected along with *and inside of* the boundary line within which the prescribed area of open adjoining land attached to the quarters will come inside. Only the adjoining land attached to the quarter as per the land lease agreement (maximum upto the limit as mentioned in Order No TA/Estate/LTL/Land/2016-88) is allowed for erection of boundary wall. There should not be any boundary in any land (including common utility area) other than the adjoining open land. If there is a boundary wall and/or construction in additional space, the same is to be demolished by the owner/allottee. Otherwise, the boundary and / or construction will be demolished by TA Division.
2. The fencing will be made up of cemented single brick wall (commonly referred as 05-inches width) having maximum height of six-feet. However, all the existing walls having thickness of 10-inches width will be allowed. The aforesaid maximum height will be allowed for both new and existing boundary walls, if the existing wall is more than six-feet then it should be modified to six-feet.
3. Standard colour will be cream or dark-brown (chocolate colour).
4. The front gate entrance will be of 07-feet suitable for both 4-wheeler and 2-wheeler.
5. The cost of construction and its maintenance will be borne by the allottee. When the allottee vacates the quarter, he will leave the boundary wall with gate(s) unharmed with HEC.

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- 91
6. The allottee will apply in advance before commencement of civil construction to Incharge TA Div by submitting written application along with design plan of the construction. The said design plan should be duly approved by Incharge TA Div Maintenance. TA Div will issue an office order deputing Amin-HEC to do the marking of boundary line and give the measurement of the enclosure-compound. The applicant will not gain any right, on the property due to such constructions and therefore the applicant will submit an affidavit (refer Annexure-I) along with the application.
 7. The Boundary wall should not create hindrance for the movement of ambulance and fire-tenders / fire-equipment, etc.
 8. The modalities for permitted entry and locking of gate(s) will be set and sorted out between other residents of the block. The applicant will obtain the consent / recommendation of other residents of his quarter-block. For erection of the boundary wall, all the ground floor residents of the particular building must give a common letter and whereas individual letter for permission will not be entertained.
 9. Those allottees who have already erected boundary wall in their quarters, they will give an undertaking along with application that they will modify (if not conforming to the above parameters) their existing boundary wall as per the above parameters within 60-days from the date of visit of Amin-HEC and after the expiry of 60-days, Amin-HEC shall revisit to verify the modification done by the applicant. After receiving the positive report of Amin-HEC, SDGM I/c TA Div shall issue the permission letter. Those who will not apply, their already erected boundary wall will be treated as illegal.
 10. The violation of these guidelines will attract necessary action, as per the allotment order, besides initiation of other actions as deemed by the Management under the rules of HEC or /and the Public Premises (Eviction of Unauthorised Occupant) Act 1971.

Consequently, the Circular No. 05/2021 dated 10th April, 2021 issued by Policy Section /HqrsAdministration & Personnel Division stands superseded with immediate effect.

This issues with the approval of Competent Authority.

For & on behalf of
Heavy Engineering Corporation Limited

Abhilash R.
27.07.2021

(Abhilash R)

Manager(P)/Hqrs

Distribution:
All Head of Plants/Divisions

90

Annexure-I

PROFORMA FOR AFFIDAVIT (ON NON JUDICIAL STAMP PAPER
OF REQUISITE VALUE) TO BE SUBMITTED BY THE APPLICANT

AFFIDAVIT

I, _____ the
allottee / the lessee of the residential quarter / premises identified as
_____ (with complete address)
solemnly affirm and declare as under:

1. I am the authorised allottee of the aforesaid premises identified as
_____, which is located in the HEC
Township.
2. That, myself, the allottee and/or the residents of the premises is neither
individually nor collectively have been involved in any pending case
regarding violation/breach of terms and conditions of the allotment
made in respect of the premises.
3. That, the information furnished by me in respect of the having
eligibility for the purpose given in the application is complete, correct
and true.
4. That, all documents submitted along with the application are genuine,
authentic, true and valid.
5. That, if any information or statement or document submitted is found
to be false/incorrect, HEC (the allotting authority/lessor) may cancel
the permission given to me and take actions as may deem fit against
me including termination of the allotment.
6. The fencing will be erected along with *and inside of* the boundary line
within which the prescribed area of open adjoining land attached to the
quarters will come inside. Only the adjoining land attached to the
quarter as per the land lease agreement (maximum upto the limit as
mentioned in Order No TA/Estate/LTL/Land/2016-88) is allowed for
erection of boundary wall. There should not be any boundary in any
land (including common utility area) other than the adjoining open
land. If there is a boundary wall and/or construction in additional
space, the same is to be demolished by the owner/allottee. Otherwise,
the boundary and / or construction will be demolished by TA Division.

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7. The fencing will be made up of cemented single brick wall (commonly referred as 05-inches width) having maximum height of six-feet. However, all the existing walls having thickness of 10-inches width will be allowed. The aforesaid maximum height will be allowed for both new and existing boundary walls, if the existing wall is more than six-feet then it should be modified to six-feet.
8. The standard colour will be cream or dark-brown (Chocolate colour).
9. The front gate entrance will be of 7-feet suitable for both 4-wheeler and 2-wheeler.
10. The cost of construction and its maintenance will be borne by the allottee. When the allottee vacates the quarter, he will leave the boundary wall with gate(s) unharmed with HEC.
11. The Boundary wall should not create hindrance for the movement of ambulance and fire-tenders / fire-equipment, etc.
12. The modalities for permitted entry and locking of gate(s) will be set and sorted out between other residents of the block. The applicant will obtain the consent / recommendation of other residents of his quarter-block. For erection of the boundary wall, all the ground floor residents of the particular building must give a common letter and whereas individual letter for permission will not be entertained.
13. Those allottees who have already erected boundary wall in their quarters, they will give an undertaking along with application that they will modify (if not conforming the above parameters) their existing boundary wall as per the above parameters within 60-days from the date of visit of Amin-HEC and after the expiry of 60-days, Amin-HEC shall revisit to verify the modification done by the applicant. After receiving the positive report of Amin-HEC, SDGM I/c TA Div shall issue the permission letter. Those who will not apply, their already erected boundary wall will be treated as illegal.
14. The violation of these guidelines will attract necessary action, as per the allotment order, besides initiation of other actions as deemed by the Management under the rules of HEC or /and the Public Premises (Eviction of Unauthorised Occupant) Act 1971.
15. I, the applicant, declare that myself and/or any resident of the premises shall not gain any right, whatsoever, on the property due to such constructions. The said construction will become part of the premises and HEC will be the sole owner/title holder of the same.
16. I, the applicant, declare that myself and/or any resident of the premises will not raise objection against any removal/interference made by HEC from/with such constructions for meeting its requirements/needs.

That, the statements made above are true and correct to the best of my knowledge and belief & nothing has been concealed there from.

Sworn, signed & verified on this _____ day of _____ (month), 20__.

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Signature of the applicant

Deponent

Identified by Advocate

Sign & Seal of Notary

Application-cum-undertaking for Permission to Erect Boundary Wall

1. Name (in full):
2. P.No& Last Designation:
3. Mobile No & Email Address:
4. Existing Quarter No:
5. Whether on LTL or Normal allotment or on Leave & Licence:
(Please attach a copy of allotment order.)
6. Whether above LTL Quarter have been officially transferred (if applicable):
(Please attach a copy of quarter transfer order.)
7. Relation of the applicant with original allottee:
8. Whether any dues against the quarter is pending:
(Application will be processed provided all dues are paid.)
9. Whether design of boundary wall is attached:

I, _____ son of _____ R/O _____
hereby undertake that after construction of boundary wall as per Rules
of the HEC I will not demolish the same at the time of leaving the
premises and also, I will not claim any cost of the construction from
HEC. The construction of boundary wall at my own expenditure shall
not give any ownership right to me on such boundary wall. I further
undertake that no unauthorized construction shall be made by me or by
my family members within boundary wall area.

You are therefore, requested to kindly allow me for erection boundary
wall around my Quarter No as mentioned above.

Date:

(Signature of the applicant)

Place:

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**Application-cum-undertaking for Permission to Regularise already
Constructed /Erected Boundary Wall**

1. Name (in full):
2. P.No & Last Designation:
3. Mobile No & Email Address:
4. Existing Quarter No:
5. Whether on LTL or Normal allotment or on Leave & Licence:
(Please attach a copy of allotment order.)
6. Whether above LTL Quarter have been officially transferred (if applicable):
(Please attach a copy of quarter transfer order.)
7. Relation of the applicant with original allottee:
8. Whether any dues against the quarter is pending:
(Application will be processed provided all dues are paid.)
9. Whether design of boundary wall is attached:

I, _____ son of _____ R/O _____
hereby undertake that I will modify the existing boundary wall as per
Rules and Parameters of boundary wall as notified by HEC, I will not
demolish the same at the time of leaving the premises and also, I will
not claim any cost of the modification from HEC. The construction /
modification of boundary wall at my own expenditure shall not give any
ownership right to me on such boundary wall. I further undertake that
no unauthorized construction shall be made by me or by my family
members within boundary wall area.

You are therefore, requested to kindly allow me for modification of
existing boundary wall around my Quarter No as mentioned above.

Date:

(Signature of the applicant)

Place:

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