



OMAXE HEIGHTS (FARIDABAD) RESIDENT WELFARE ASSOCIATION (Regd.)

Regn. No.

HR-019-2015 -1326

Commercial Guidelines

Rev. 1. 1 Nov 2013

Introduction: As per Conveyance Deed, Haryana Apartment Act, Apartment Deed, Electricity Board, Occupancy certificate, no Commercial activity is permitted inside the apartments or common Areas with the exception of designated commercial area inside Omaxe Heights. However few house hold services may be permitted at the sole discretion of Omaxe Height RWA within the apartment.

1. Any activity, that requires permission / license from Govt. Authorities, is not permitted.
2. Any activity which requires Registration (Service tax number / VAT etc.) with Government authorities is not permitted.
3. Prior approval from OHRWA is mandatory for following services (henceforth referred as said services) within the apartment. a.
 - Tuition
 - b. Crèche
 - c. Art (drawing, painting, dance & music)
 - d. Medical consultation services (No Clinic, Nursing home and no pharmacy)
4. Application for approval would only be accepted post physical shifting in the apartment. Only full time resident/family will be allowed for said services from his/her apartment. Family includes Owner, spouse, children and parents.
5. Approval has to be renewed from time to time - 1st two Renewals after every 6months and once a year thereafter.
6. The organizer of the said services has to comply with the property agreements viz Builder buyer agreement, Conveyance deed, Electricity (DHVBN) act etc.
7. Services offered should be exclusively for residents in Omaxe Heights Faridabad only.
8. Placement of signboard or any advertisement is not allowed in the campus however commercial advertisement for the said services can be displayed only at the designated notice boards. These commercial advertisements can be displayed on paid basis as per OHRWA policy.
9. Use of apartment/parking space as go-down/warehouse/storage is not permitted.
10. Use of apartment as hostel is not permitted. Staying of more than 1 single in a Studio/EWS/Service apartment, 2 Singles in a 2BHK and 3 singles in a 3BHK flat other than blood relations will be considered as a hostel.
11. Any activity that reduces the life span or depreciates OH asset/equipment is not permitted in the campus.
12. Common areas like lobby, parks, parking space, and podium are not permitted for any said services.
13. Maintenance agency/TR/OHRWA is authorized to audit all such said services.
14. OHRWA will not be responsible for any disputes regarding legal and non-legal compliances if arises.
15. OHRWA reserves the right to cancel the approval at any point of time based on the written complaint lodged by 5 residents of the same tower or a resident from same floor.
16. In case of rented apartment approval for said services shall be granted after 6 months of physical shifting in apartment in conjunction with approval from flat owner.
17. For House hold domestic activity maximum of two full time servants (including driver) are permitted. In case need be for more than two domestic servants, it can be availed in consultation with OHRWA. However these servants cannot be used for any commercial activity
18. Any resident found violating of guidelines will be Financially Penalized and /or withdrawal of

Kindly adhere to the above said guidelines so that your neighbors/other fellow residents are not disturbed. Appropriate action would be taken against the residents who are found violating the guidelines.

7. Usage of loudspeaker is prohibited although audio system can be used in covered banquet hall/ club.
8. While permitting the promotional activity, OHRWA will ensure that no inconvenience is occurred to the residents due to promotional activity.
9. In case of only Free Medical Camp, OHRWA will inform the residents thru email and display the notice at tower notice board. Medical camp whether free or exclusive discount for OH residents, will be organized in Club only.
10. No promotional activity will be permitted for 2 days in continuation however any hoarding and banner can be displayed for longer period.
11. Advertiser will pay club charges to care taker/Facility Management Agency if promotion activity is being organized at Club.
12. Advertiser will follow the guidelines issued by Facility Maintenance agency.
13. Advertiser will apply to Facility management for electricity, water, security guards, housekeeping etc on paid basis at the rate as mutually decided. Facility Management Company will have the right to recover the losses from Advertiser for damaged caused in common area by advertiser or its associates.
14. Advertiser will have to arrange/bring all fabrication related material like table, chair, tent etc for the activity.
15. OHRWA has installed 2 commercial notice board in common area. Advertiser can display the pamphlet at these notice boards as per tariff attached. OHRWA reserves the right to reject the pamphlet if content is not suitable and appropriate for the residents of Omaxe Heights.
16. All Notices/Pamphlets/trophies/souvenirs should have the following line on top and in bold; **Organised by Sponsor Name with support of OMAXE HEIGHTS RESIDENT WELFARE ASSOCIATION, FARIDABAD.**
17. No door to door campaign will be allowed.
18. Its clarified by OHRWA that in case any contradiction arises in services / products with the vendor of the commercial promotion, OHRWA would not be a part of dispute. A form has to be made for the same which need to be signed by the advertiser.
19. The Security Committee should be informed 2 days prior the event to make necessary arrangements.
20. The advertiser shall give an undertaking and indemnification in appropriate format to be issued by OHRWA towards the conduct of its employees and temporary workers and for any losses that may occur due to acts of omission or commission of such employees or temporary workers conducting the activity/works at the OH campus.