



एयर फ़ोर्स नेवल हाऊसिंग बोर्ड AIR FORCE NAVAL HOUSING BOARD

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AFNHB/ADM/825/III

28 Aug 23

**All Allottees
Chennai Ph-I & II Scheme**

PAYMENT OF ENHANCED COMPENSATION OF LAND ALLOTTED IN MADAMBAKKAM, CHENNAI PHASE I & II

1. Reference is made to AFNHB letters of even reference dated 09 Dec 05 and 14 Sep 21.
2. The issue related to enhanced land compensation in regards to Chennai, Phase-I & Phase-II with financial impact was communicated to all allottees vide AFNHB letters referred ibid. The case has been continuing since 1993 at Distt Court, Chengalpattu and Hon'ble High Court at Chennai which has finally disposed it off on 19 Sep 18. Accordingly, AFNHB vide letters dated 01 May 19 and 10 Jun 19 advised both the societies to initiate necessary action to comply the court order regarding enhanced land compensation.
3. It has come to the notice that some allottees are under the impression that the land has been acquired by AFNHB and AFNHB would be answerable for the enhanced compensation and not the allottees. It may be appreciated that AFNHB is a welfare organisation which work on "No Profit No Loss" basis. All AFNHB projects are self financed wherein each & every penny spent on the project has to be contributed by the allottees. Pertinent to mention that land pertaining to the Chennai Ph-I & II has been acquired by AFNHB through the contributions made by the allottees. The land has been allotted and registered in the name of individual allottees and possession also handed over. The allottees being end users are responsible to pay the enhanced land cost as per court order. In this regard attention is drawn to undertaking submitted by the allottees at the time of possession stating that, "any liabilities occurring in future due to various reasons will be paid by them". Similarly, subsequent allottees / buyers have also given affidavit and indemnity bond for any possible claims in future.
4. This issue has been deliberated with both the societies wherein they have been advised to collect the proportion amount from each allottees and deposit the same before the Execution Court to avoid recovery action and inconvenience to the allottees. Necessary vakaltanama has already been provided to society for engaging suitable lawyer to finalise this issue. A list of existing allottees who are current owner of the land has already been submitted before the Execution Court. It may be appreciated that if the enhanced compensation is not deposited to the satisfaction of the court, the execution court will recover the same as land revenue by attaching / auctioning the project land which will adversely affect interests of individual allottees. This will not only cause inconvenience rather will also affect their ownership right over the land.

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5. In view of the above, all existing allottees are advised to co-operate with the society to close this issue in a time bound manner. The interest clock is continuing on compensation amount till settlement by execution court.



(Aditya Sah)
Captain (IN)
General Manager (Admin)
For Director General

Copy to:

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The President
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