



# HEARTBEAT CITY

## APARTMENT OWNERS ASSOCIATION (Ad hoc)

### ADVISORY CUM NOTICE

Regarding Changes / Modifications in External Façade and Internal Structure of Flats

To:

Date : 29 Jan 2026

All Apartment Owners / Residents  
Heartbeat City, Sector 107, Noida

Dear Members,

This advisory is being issued by the Ad-hoc Association of Apartment Owners (AOA) in its capacity as an interim representative body of residents, with the objective of ensuring structural safety, statutory compliance, and protection of the collective interests of all apartment owners during the transition and defect liability phase of the project.

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It has come to the attention of the Ad-hoc AOA that certain apartment owners/residents are undertaking changes or modifications in the external façade as well as the internal structure of their flats, which are not in conformity with the approved building plans and applicable norms prescribed by the Noida Authority.

In this regard, all residents are hereby advised to strictly note and comply with the following guidelines:

#### 1. External Façade and Balcony Restrictions

No changes or modifications shall be made which alter or affect the external façade of the building, including permanent enclosure of balconies, extensions, projections, or additions, Plantations outside railing area. Any painting or colour changes affecting the uniform appearance of the building are prohibited.

#### 2. Structural Integrity of the Building

No changes shall be made to pillars, beams, columns, slabs, shafts, or load-bearing walls. Drilling or cutting beyond permissible limits is strictly prohibited.

#### 3. Air-Conditioning Units

All external AC units shall be installed only within designated balcony areas with proper drainage arrangements.

#### 4. Basement Areas (where applicable)

No structural or layout modifications shall be carried out without prior written approval from the Ad-hoc AOA.

**5.** No encroachment of green areas by Ground Floor Residents, no planting of trees and plants in green areas even adjacent to flats is allowed without permission of ad Hoc AOA.

**6.** There are many rented flats where commercial activities are going on. We are giving 15 days notice to all those flats allottees kindly use the flats for residential purposes, failing which we will inform the CR/Noida Authority. The result could be non registration/cancellation of the flat.

**7. Retrospective Disclosure Requirement**

Residents who have already undertaken or commenced any structural or façade-altering work prior to issuance of this advisory are directed to intimate the Ad-hoc AOA in writing within seven days.

**8. Penal and Corrective Action**

Violations may invite corrective or penal action including warnings, restoration directions, cost recovery, or stoppage of works.

**9. Statutory Implications**

Unauthorised modifications may adversely affect the Occupancy Certificate (OC) and individual registry by competent authorities.

**10. Requirement of Prior Approval**

Residents must obtain prior written approval from the Ad-hoc AOA before undertaking any change affecting façade or structural integrity.

This advisory is issued in the collective interest of all apartment owners.

For and on behalf of

Ad-hoc Association of Apartment Owners

Kapil Tyagi

(President)

Date: 29-01-2026

Place: Noida