



E1 VASANT KUNJ RESIDENT WELFARE ASSOCIATION

Reg. No:
S/ND/24/2020

Reg. Office: RWA Office, DDA Flats,
Pocket 1, Sector E, Vasant Kunj,
New Delhi - 110070

Email: rwae1vasantkunj@gmail.com

Website: rwae1vasantkunj.com

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E1VKRWA/2023-24/COMMUNICATION/058

Dated: 31 March 2024

To,

The Chief Engineer, South Zone, DDA,
Shahpur Jatt, New Delhi (HQ & QAC)

Subject: Request for an assessment meeting and action plan with reference to the Minutes of the Hon'ble High Court mandated meeting dated 14.03.2024, issued by the Office of the CE(HQ) vide No. F1 (3)/Misc/2023/Mon/DDA/61 dated 19.03.2024.

Ref.: 1. Writ petition No 4452/2023 titled E 1, Vasant Kunj RWA Vs DDA & Ors

2. Order dated 22.02.2024 in WP(C) No 4452/2023 and CM Application No 17318/2023 titled E 1 Vasant Kunj RWA Vs DDA and Ors.

3. E1, Vasant Kunj RWA letter No. E1VKRWA/2023-24/COMMUNICATION/055 Dated: 14 March 2024

4. Minutes of the court convened meeting dated 14.03.2024 issued by your office vide No. F1 (3)/Misc/2023/Mon/DDA/61 dated 19.03.2024.

Dear Sir,

With due respect, we draw your attention to the Minutes of the Meeting held on 14.03.2024 under the auspices of the FM, DDA, issued by the Chief Engineer (HQ), DDA's office through No. F1 (3)/Misc/2023/Mon/DDA/61 on 21.03.2024 via email.

The minutes, under serial numbers 1 to 7 offer a broad synopsis of the discussions and decisions on matters of common concern for all the participant RWAs. We express our heartfelt thanks for the assurances given by the DDA authority on the issues covered under said points of the minutes. It is hoped that the action on the decisions is being taken on priority.

However, the decisions fall short of detailing the specific resolutions and action points concerning the pending / defective works specific to E1, Vasant Kunj Society, which are required to be completed / rectified before the society's handover to E1 VK RWA.

Point No 8 of the minutes touches upon Society specific matters/defects. We are thankful to the chair to take note the society specific issues raised by the E1, RWA



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representatives in the meeting and for their referral to the concerned field units for their resolution.

These essential points, especially the assurances from DDA to prioritize and address the grievances of E1 VK RWA, warrant explicit communication in respect of time bound action on assurances and effective resolution from DDA. Further, we expect similar assurances followed by concrete action on the E1, Vasant Kunj specific issues referred by the chair to your office for resolution.

It is on the strength of these assurances, communicated in the meeting under review and reinforcing DDA's commitment to resolve the issues outside court, that E1 VK RWA refrained from escalating matters during the last hearing in Hon'ble Delhi High Court on 20.03.2024.

In this regard we wish to emphasize that we have consistently been raising the E1, Vasant Kunj Society issues before the DDA authorities through numerous correspondences, all of which are duly referenced in our writ petition. The issues have further been elaborated in our letter No. E1VKRWA/2023-24/COMMUNICATION/055 dated 14 March 2024 referred to at 3 above.

We would like to point out that Clause No. 14 (8) of the DDA Housing Scheme 2019 Brochure requires notification of defect liability to the RWA separately. It is regretted to say that the defect liability in respect of the E1, Vasant Kunj project has not ever been furnished to us by DDA. Nor has any resolution to our issues been provided by DDA under its own "Guidelines For Decennial Latent Defect Liability". A copy of the "Guidelines" is enclosed)

For your convenience, we are resubmitting the issues highlighted by E1 VK RWA to the Hon'ble High Court of Delhi via WP(C) No 4452/2023 and to the pertinent DDA authority in our representation dated 14.03.2024, as Annexure I and II respectively.

We kindly request expeditious attention and resolution to the matters discussed herein.

Thank you for your consideration.

Yours sincerely,

(General Secretary)



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Copy to:

1. O.S.D. to F.M. DDA, Vikas Sadan, INA, New Delhi-110023 for kind information and necessary action.
2. Chief Accounts Officer, DDA, Vikas Sadan, INA, New Delhi-110023 for kind information and necessary action.
3. Chief Engineer, (HQ & QAC), DDA, Vikas Sadan, INA, New Delhi-110023 for kind information and necessary action

(General Secretary)

Annexure-I

Issues raised by the E 1 Vasant Kunj RWA before the Hon'ble High Court of Delhi through the WP(C) No 4452/2023.

- 1.Delay in opening the ESCROW account even after repeated requests of the Petitioner RWA since 2021.
2. Incomplete all the Civil/Electrical/Horticulture/Institutional Land/STF works in the Society.
3. DDA not handing over / sharing the Completion Certificate, Occupancy Certificate, RERA Registration Certificates etc to the RWA.
4. DDA not sharing any type of Technical details and/ or documents pertaining to total inventory of electrical and non-electrical installations within subject society for checking j technical audit.
5. DDA not handing over of the Common areas to the Urban Body to carry out maintenance.
6. DDA not clearly marking the area to be maintained by the urban Body and area to be maintained by RWAs as per the clause 14(5) of DDA Brochure 2019 Housing Scheme.
7. As per Section 11 (4)(g) of the RERA Act, 20 16 it is the duty of the promoter (Respondent DDA herein) to pay all outgoings until he transfers the physical possession of the real estate project to the association.



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ANNEXURE-II

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Issues raised by the E 1 Vasant Kunj RWA vide representation dated 14.3.24 addressed to Chief Engineer (HQ), DDA in connection with Hon'ble High Court of Delhi mandated meeting:

1. The water supply responsibility should be handed over by DDA to DJB expeditiously.
2. The Water supply line between Gate No 2 and the UGR needs to be made operational. It will save Society roads from the heavy damage due to tanker movement through the Society.
3. The flawed water piping network which has been leading to overflow / wastage of water in some towers and shortage of water in the other towers need to be rectified.
4. The damage to the structural members roofs, pillars and walls due to overflow of water because of faulty water piping system and resultant seepage need to be rectified.
5. The broken roads of the Society need to be repaired. Broken road are an accidental hazard. Also water is stagnant on the broken roads which are a source of breeding of mosquitoes.
6. A Community Building at the earmarked space in the society is required to be constructed.
7. The Local Shopping Complex on the plot earmarked for it on the east side of the society needs to be constructed.
8. The collapsed boundary wall opposite D 9 Block needs to be re-constructed.
9. There has been a long delay in demarcation of the common area to be maintained by MCD.
10. There has been a long delay in handing over of the Common areas by DDA MCD.
11. Maintenance of common areas to be maintained by MCD is lacking. The sanitary and cleanliness condition of the areas to be maintained by DDA till the time they are handed over to MCD is very bad.
12. Fused tubes /LEDs in the areas to be maintained by MCD are required to be replaced by DDA till the time they are handed over to MCD. There are a large No of dark spots in the society which is a serious security hazard.



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13. Proper care of DDA land around the Society is required and development works on it are required to be carried out. This will save DDA land from encroachments on DDA land and the Society from Security issues.

14. Play areas for children and social infrastructure for the senior citizen on DDA land around the Society need to be developed.

15. The details in respect of the OTM Fund of the Society RWA have not been provided to the RWA. There is a total lack of transparency. The RWA has been submitting requests for: I. The total Amount of the maintenance fund collected by the DDA from all the allottees of the flats of the Society, II. The amount of the interest accrued on the said fund till date, III. The total amount of the expenditure, if any, incurred by the DDA from the said fund till date, IV. the total amount of the corpus/principal in the fund as on date and V. the total amount of the interest component in the Fund as on date, not provided by DDA to the RWA in spite of several requests.

16. Due maintenance of the electrical equipment, including the Generators has not been carried out. All the precious equipment for which the allottees have paid huge amounts are rusting

17. The fire fighting system installed in the Society is not complete. Whatever system is installed is also unserviceable.

18. The STP of the Society is required to be maintained properly. Foul smell is emanating from the STP making the living of the residents, especially F Block residents miserable. STP water is also corrosive due to which residents are always complaining

19. The RO System at UGR DDA is required to be maintaining properly.

20. Proper technical audit of lifts is required to be conducted by DDA and lift safety certificate and license are to be provided to RWA. The liability of payments in respect of Lift AMC and Electricity Bills for Common areas and lifts to the RWA has been transferred to RWA arbitrarily and illegally without handing over the equipment after the due technical audit, lift safety certificate and license to the RWA.

21 A curve / small slip at the junction of the Mahipalpur-Mehrauli Road and the E 1- E 2 Road to enable the traffic moving from the said E 1- E 2 Road towards Mahipalpur and from Mehrauli-Mahipalpur Road towards E 1 Society wheel freely on the respective roads needs to be constructed and a height barrier at the South end of the E1-E2 to ease congestion and keep pollution under check is required to be erected.



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22. Due to dumping of huge volume of excavated soil on the LSC land opposite A1-A9 Block has resulted in a Security hazard for the society as the height of the boundary wall at this place is short.

23. The water harvesting pits within the Society DDA need cleaning/clearing.

24. Drains within the Society require cleaning/clearing. It is the responsibility of the DDA to care of this work till the time the responsibility is handed over to the MCD.

25. Seepage through red brick outer walls of the flats due to poor quality material and work by DDA needs to be rectified.

26. Parking space for 2 wheelers and guest parking in the blocks where not provided DDA needs to be provided.

27. A drainage system on the outside of the boundary wall to drain the rain water coming from jhuggi side and other forest side areas needs to be constructed. Lack of proper channelization of the rain water has already led to collapse of the boundary wall opposite D Block.

Thanking you.

Yours sincerely,

(General Secretary)