



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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RENU BHARDWAJ
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E1VKRWA/2023-24/COMMUNICATION/049

Date: February 26, 2024

To

The Chief engineer (HQ),
DDA Ground floor, B Block,
Vikas Sadan INA, New Delhi-110023.

Subject: Decision on the pending issues pertaining to E 1 Vasant Kunj Society in compliance of the directions of the Hon'ble High Court of Delhi issued vide order dated 22.02.2024.

Dear sir,

This is with reference to the directions of the Hon'ble High Court of Delhi issued vide 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. wherein it has been directed that the authorised representatives of the petitioners' societies along with counsels shall meet the concerned official of the DDA at Chief Engineer Head Quarter, Ground Floor, B Block, Vikas Sadan, INA, New Delhi on 26th February, 2024 at 3:00 PM. For the decision to be taken by the DDA, for, placing the same on record before the Hon'ble Court before the next date of hearing. It has also been directed that all the other issues as raised by the authorised representatives/lawyers representing the petitioners' societies shall also be taken up for hearing by the concerned official. Liberty has been granted to the authorised representatives of the petitioners' societies to raise their individual grievances before the concerned official. The next date of hearing of the matter is 20th March, 2024. In this regard the E 1 Vasant Kunj RWA would like to invite your kind attention to the issues raised by us before the DDA authorities from time to time. The said issues are as under:

1. The condition of the peripheral and inner roads of the Society is bad due to poor construction standard and plying of water tankers. The condition of the Roads having interlinking tiles is pathetic.
2. The Pillars and walls of all the towers have been weakened due to seepage. A structural strength test of the structural elements of the towers should be conducted for evaluation of the damage suffered by towers due to seepage and remedial measures thereof to restore the structural strength should be taken.
3. Water supply distribution system is faulty because of which there is shortage of water in some towers and heavy overflow in other towers.



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4. Approx 20 meters length of Boundary Wall opposite D Block of the Society collapsed due to poor construction quality, in the last rainy season. It has been a security and hygiene concern for almost a year now.

5. The DDA plot for Local Shopping Complex, opposite A Block of the Society has not yet been developed. Geographically and demographically, the E 1 Vasant Kunj residential Complex is at present in a partial landlocked condition due to blockage of the access to the Mehrauli - Mahipalpur Road through the main gate i.e. Gate No. 1 on account of the ongoing construction of the DMRC Metro Station. The Moreover, the LSC plot is contiguous to the unauthorised colony from where there have been several incidents of stone pelting and attempt of thefts. For this reason also there is an urgent need to construct the LSC at the earliest.

6. The DDA collected contribution from all the allottees of the flats of the Society as per the DDA Housing Scheme 2019, towards the maintenance fund for the purpose of major (capital nature) maintenance, for a period of 10 (ten) years. The Scheme requires that the entire maintenance funds collected would be placed in a corpus as an escrow account and maintenance works (Capital nature) would be undertaken out of the interest earned from the corpus.

However, DDA has not provided the details of

- 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, to the RWA.

7. DDA has not handed over the Common areas of the Society to MCD till date and is, therefore, required to maintain the said common are and roads etc of the Society. But, DDA has not undertaken any reconstruction and repair of the broken roads and is also not carrying out any cleaning/sanitation work on the common areas in the Society.

The DDA should, therefore do the needful for maintenance and upkeep from its funds as would have been done by MCD had the Common Areas been handed over to it.

8. DDA had not constructed the Community Centre on the plot assigned for this purpose in the society. As you may be aware, there are no spaces like banquet halls etc nearby, due to which the residents are put to a lot of inconvenience in case of requirement of such facilities on social occasions such as marriage function etc.



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The community Center of the Society should, therefore, be constructed at the earliest.

9. Huge areas of DDA land around the Society are under encroachment and are being subjected to misuse whereas there is no space in the convenient distance for the children of the Society to play and for social and recreational activities of the senior citizen.

The DDA should, therefore develop its all the lands around the Society at the earliest and, till the time proper development is completed, permit use of the DDA land adjoining the society for sports and social and recreational activities of the senior citizen of the Society.

10. The electrical equipment, including the Generators, and fire fighting system is in a condition of disarray. The electrical system is nonfunctional and does not provide any power back up in the cases of supply outages. The lift users get stuck up inside in cases of supply failure. The power back up system should, therefore, be serviced and the unserviceable parts should be replaced and, the Firefighting should also be made functional. An independent third party technical audit should also be conducted.

11. The STP of the society is not functioning properly. A foul smell always emanates from the plant and the water delivered by the STP is corrosive. An independent third-party technical audit of the STP should also be conducted and the technical & functional standard of the plant should be made up to the acceptable mark.

12. A part of the water being supplied to the flats comes from the Bore wells installed within the society. The filtering system installed by DDA is not of the required standard because of which the residents are forced to use high TDS and contaminated water. The RO system may, therefore, be upgraded and its proper periodic maintenance should be ensured.

13. DDA should pay its part of the electricity bills on account of consumption of the bore wells due to use of supply from the Common Areas and Lifts Electricity Connections. Further, the electricity connections for the Common Areas and Lifts Electricity should be got transferred in the name of society and Commercial Connection should be got converted to domestic.

14. DDA has not transferred the Water Supply responsibility in respect of the society to DJB so far. A Joint Inspection of the water supply network, by DDA and DJB, had been ordered by Hon'ble High Court of Delhi. The joint inspections should be conducted at the earliest and the report thereof should be shared with the RWA. Further, DDA should work out the modalities of transfer of the water supply responsibility to DJB at the earliest as there is always a crisis situation in the Society with regard to adequate availability of water in some of the Blocks whereas other towers have heavy overflow leading to seepage through various structural elements.



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15. The Gate No 1 of the E 1 Vasant Kunj Society is closed due to construction of the Mahipalpur Metro Station of the DMRC because of which the residents have the only option to use the Road between Sectors E 1 and E 2, Vasant Kunj to connect with the Mehrauli-Mahipalpur Road. For facilitating better traffic flow in the present situation, and even otherwise also, construction of curve at the junction of the Mehrauli-Mahipalpur and E1- E2 Sector Road, is necessary. There is always a heavy congestion on the E 1-E 2 Road which been cause of multiple problems like

- i. the school children getting late for schools,
- ii. Office goers getting late for offices,
- iii. Environment getting excessively polluted and
- iv. The aged and the sick facing rise in frequency of aggravation of their ailment.

Even the Hon'ble NGT and DPCC have acknowledged the problem of congestion and the complications it is leading to.

Construction of a curve / small slip at the junction of the Mahipalpur-Mehrauli Road and the E 1- E 2 Road in a manner that the traffic moving from the said E 1- E 2 Road towards Mahipalpur and from Mehrauli-Mahipalpur Road towards E 1 Society wheels freely on the respective roads is an urgent need to remedy the situation.

Further, since the E 1-E 2 Road is not meant for heavy vehicles, it is requested to install a height barrier at the end of the two Sectors. Further, the road should be maintained properly with plantation on both sides and proper cleaning on daily basis. The said road is intended for E 1 and E 2 societies

16. The water harvesting pits within the Society have not been cleaned/cleared because of which lesser water is channelized underground through the pits. The harvesting pits should, therefore, be cleaned/cleared at the earliest.

17. The drains of the Society are all choked and require cleaning/clearing.

18. Sand filter installed at UGR is not working properly and should, therefore, be serviced and, if needed upgraded at the earliest.

19. There is a seepage issue during rainy season in almost every flat through red brick outer wall design. Proper water proofing of outer walls of red brick types is required

20. There are no parking space for 2 wheeler and guest parking in some blocks. Also, there is no space for visitor parking.



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21. A proper drainage system outside boundary walls of society to drain the rainy water coming from jhuggi side and other forest side areas is required as the water from these outer areas seeps through the boundary walls of society and causes damage to walls. This may result in collapse of the Boundary wall.

Encroachment on the east side of B & C Blocks is required to be cleared. .

With best regards.

Yours Sincerely

(President)