



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

PRESIDENT & VICE

PRESIDENT

SANJEEV KUMAR SINGH
(M) 9910709005

GENERAL SECRETARY

MADHVENDRA SHUKLA
(M) 9810750006

TREASURER

RAMESH CHANDER
(M) 9868885312

JOINT SECRETARY

DEVESH AGNIHOTRI
(M) 8826461711

JOINT TREASURER

RAJ KUMAR
(M) 9654197752

EXECUTIVE MEMBER

MANAS NANDI
(M) 9811504585

EXECUTIVE MEMBER

ARIJIT CHAKRABARTY
(M) 9868501808

EXECUTIVE MEMBER

KAMLESH RAI
(M) 9968923722

EXECUTIVE MEMBER

RICHA TYAGI
(M) 9910793926

SECRETARY – A BLOCK

ASHOK KUMAR UPADHYAY
(M) 8920994630

SECRETARY – B BLOCK

SATISH PANDEY
(M) 7738919555

SECRETARY – C BLOCK

MOHITA SHARMA
(M) 9911184285

SECRETARY – D BLOCK

V P CHAUHAN
(M) 9654054074

SECRETARY – E BLOCK

KIRAN DHIMAN
(M) 9953777402

SECRETARY – F BLOCK

DEEPAK GUPTA
(M) 9910084505

E1VKRWA/2025-26/COMMUNICATION/23

Dated: 12 NOV 2025

By Email/WhatsApp/Hand

To

The Executive Engineer

Southern Project Division-4
Delhi Development Authority
Pocket A-14, Kalkaji Extension,
New Delhi – 110019

Subject: Strong Objection to Arbitrary Revision of Water Bills and Demand for Immediate Withdrawal

Ref: Your Letter No. F8(1)/SPD-4/A/DDA/2025-26/551 dated 11.11.2025

Dear Sir,

We acknowledge receipt of your above-referred communication. However, the contents of your letter and the retrospective revision of monthly water bills for the period **July 2020 to February 2024** are completely arbitrary, unjustified, and have been issued **without any prior consultation, disclosure, or written intimation** to the RWA or residents.

At the outset, it is reiterated that the **RWA has no role whatsoever in water billing or collection**. The RWA's role is limited to coordinating with DDA purely on **operational and maintenance matters** to ensure convenience to residents. As you are aware, water bills are raised and collected **directly by DDA** from individual flat owners. The RWA has neither authority nor responsibility to determine, verify, or communicate such charges to residents. DDA is required to issue these bills directly to individual flat owners through its official billing portal or via the registered contact details mentioned therein.

Further, as regards the expenditure, it may be noted that **water supply and its ancillary installations form part of the "Housing Estate"** as defined under *Clause 2(23) of the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968*. The flat owners cannot be penalized for DDA's own failure. It was DDA's **statutory obligation** to ensure potable DJB piped water supply at the time of handing over possession of the flats.

In line with this legal responsibility, the RWA has consistently clarified that any additional expenditure incurred by DDA towards temporary water arrangements is DDA's own liability, arising out of its unfulfilled developmental obligation, and cannot be passed on to residents. Residents cannot be made to bear an undeserved financial burden in addition to the **triple jeopardy** they already face:



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- Inconvenience and infrastructure damage within the society premises caused by continuous tanker movement instead of piped supply;
- Frequent interruptions in supply due to logistical and traffic constraints; and
- Dependence on mixed tanker and borewell water, often of **substandard quality**.

Accordingly, we register our **strong objection** to this unilateral revision and demand its **immediate withdrawal**, on the following grounds:

1. Failure of DDA to Provide Piped DJB Water Supply

The Hon'ble Delhi High Court in *W.P.(C) 3859/2023 – E1 Vasant Kunj RWA vs. DDA & Ors.* is already seized of the matter regarding the provision of potable piped water supply from Delhi Jal Board (DJB).

In its latest affidavit, DJB has clearly stated that it is unable to augment the capacity of the Mahipalpur UGR due to non-availability of land from DDA. **Therefore, the lack of timely and prudent planning by DDA, coupled with its persistent failure to take coordinated action with DJB, is the direct and sole reason for the ongoing tanker water supply and additional expenditure. These failures cannot be passed on as a financial liability to the residents.**

2. Residents Already Paid for DJB Water Infrastructure

All residents have already deposited approximately **Rs.6 crore with DDA in 2019** for the purpose of providing DJB piped water supply. Despite receiving this amount, DDA has failed to deliver on its commitment.

Imposing additional tanker-supply charges now is **wholly unjustified** and amounts to **double recovery** for the same service. If DDA seeks to recover tanker expenses, it must do so from DJB, not from residents who have already suffered for six years without proper potable water.

3. Lack of Transparency and Prior Intimation

Your letter claims that the RWA was informed on "numerous occasions" about expenditure on tanker water supply. However, **no written communication or supporting documentation** has ever been shared.

The only instance where this was verbally mentioned was during a meeting on an unrelated subject, which was **strongly opposed by the RWA** at the time.

No formal proposal, cost data, or approval details were subsequently provided. Hence, this abrupt and retrospective revision has come as a **complete surprise** to both RWA and residents.



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4. Unilateral and Retrospective Revision Without Justification

The revised rate of **Rs.1,434.34 per flat per month (retrospectively from 2020)** has been imposed without any detailed cost statement, expenditure breakup, or audit-certified justification.

Quoting approval by a “competent authority” cannot override the residents’ right to **transparency, fairness, and consultation.**

DDA, as a developer, cannot penalize homeowners for its own administrative delays or inefficiencies. Such **self-approved internal orders** are arbitrary, coercive, and devoid of procedural propriety.

5. No Legal or Contractual Basis

DDA has **no legal or contractual authority** to levy such inflated charges under the terms of the 2019 Housing Scheme Brochure.

Clause 14.3 of the brochure clearly states that:

“Day-to-day maintenance including maintenance of green areas, cleanliness of campus/colony/housing pocket, replacement of light fittings in common areas, maintenance and operation of lifts, payment of electricity bills for common areas, etc., will be the responsibility of the concerned RWAs.”

There is **no mention** of residents being liable for tanker-supply costs at rates determined unilaterally by DDA.

6. Contradiction with Earlier NOCs and Billing Records

DDA has issued NOCs to all flat owners certifying that no water-related dues were pending at the time of execution of conveyance deeds. It is therefore unjustified and legally untenable for DDA to now levy charges retrospectively.

Further, all previous water bills were raised by DDA at fixed, pre-approved rates, not on a provisional or estimated basis. If the amounts were subject to future revision based on actual expenditure, this should have been clearly indicated in the earlier bills, which it never was.

Additionally, both the earlier and revised bills show “Zero” under *Boosting Charges* and *Sewerage/STP Operation & Maintenance*, directly contradicting the reasons now cited in your letter. Hence, the justification provided for this sudden revision is inconsistent with DDA’s own billing records.



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Therefore, the RWA demands that DDA:

- I. **Immediately withdraw the revised water bills** and discontinue recovery at increased rates. DDA must continue billing all flat owners at the earlier approved rate until this matter is resolved transparently.
- II. **Expedite the transfer of required land to DJB** for construction of an additional UGR to facilitate DJB-supplied piped water, as already directed by DJB before the Hon'ble Delhi High Court.

Failing compliance with the above, the RWA will be **constrained to escalate this matter** to higher authorities, elected representatives, and the Hon'ble Delhi High Court for suitable relief, including a **stay on recovery of these arbitrary demands**.

We look forward to your **immediate and reasoned response**.

Warm regards,
E1 Vasant Kunj RWA

Copy to:

1. The Chief Engineer (South Zone), DDA, Shahpur Jat, New Delhi; and
2. The Superintending Engineer, DDA, Shahpur Jat, New Delhi

(For their information and necessary intervention and action)