

**DELHI DEVELOPMENT AUTHORITY  
COORDINATION (HOUSING) BRANCH**

**No.F/1/0008/2019/CORD/-Housing (Coordn.)/ 1035**

**Dated: 24.07.2019**

**Subject: Minutes of the Conference on Maintenance of DDA Colonies held on 15.07.2019 at Stein Auditorium, India Habitat Centre.**

A 'Conference' on Maintenance of DDA colonies was held on 15.07.2019 from 10.00 AM to 1.30 PM at Stein Auditorium, India Habitat Centre. The 'Conference' was chaired by Shri Tarun Kapoor, Vice-Chairman, DDA the Chief Guest. Shri K. Vinayak Rao, Member Finance, Shri Shilendra Sharma, Member Engineering, Dr. Rajesh Kumar, Principal Commissioner (Housing), Shri Manish Gupta, Principal Commissioner (Land Disposal & Systems), Shri Shripal, Principal Commissioner (Personnel & Horticulture) also attended the 'Conference'.

2. At the outset, Director (Coordination)-Housing welcomed the Chief Guest, all senior officers of DDA, the members of the RWAs and all delegates and participants.
3. Dr. Rajesh Kumar, Principal Commissioner (Housing & Sports) in his opening remarks highlighted that this is a unique initiative by the DDA and we all need to work/collaborate together to give much needed facelift to DDA colonies.
4. Thereafter, Vice-Chairman DDA delivered the Key Note Address.

It was emphasized by the Vice-Chairman, DDA that becoming members of the RWAs is mandatory for all the allottees and DDA insist an undertaking from each allottee. It was also pointed that registration of the RWAs with the DDA is also necessary. In summary, the Vice-Chairman emphasized/highlighted that:

- i. The maintenance of the flat of DDA colonies is a joint effort and DDA is committed to put in its efforts. It was mentioned by Vice-Chairman that DDA has already taken steps to activate the RWAs by nominating Link Officer, finalising Principles Guidelines of Maintenance, arranging and organising meetings with the RWAs. The RWAs has to play active role for better maintenance of the colonies.
- ii. The process of registration of RWAs with the DDA is further being simplified to enable the RWAs to get themselves registered with the DDA.

- iii. DDA is also finalising Panel of Facility Management Agencies. In case RWAs want to utilise the services of these Agencies, RWAs can manage the maintenance through these Agencies. However, it not compulsory to engage the empanelled FMA. The Link officers have been directed to provide all assistance in case the RWAs which need assistance in preparation of estimates, procurement of material and execution of maintenance works etc.
- iv. With a view to provide handle to the RWAs with regard to non-payment of monthly subscription by the members of the RWAs, the issue would be examined in consultation with the Legal Department.
- v. It was also emphasised to RWAs to organise atleast weekly/fortnightly meeting with the Link Officer for better maintenance of the DDA colonies.
- vi. RWAs to come forward and submit Resolution regarding authorised signatory for opening of the ESCROW Accounts so that maintenance work in the colonies of Housing Scheme-2014 and Housing Scheme-2017 is taken-up immediately.
- vii. This 'Conference' has been organized to activate the RWAs to have better communication with Link Officers nominated by the DDA so that maintenance of the colony is taken in a better manner, as DDA has already nominated Link Officer from DDA in this regard.

5. Following Power Point Presentation was made before the participants:

<b>S.No.</b>	<b>Subject</b>	<b>Presented by S/Sh/Mrs/Ms</b>
1.	General Principle Guidelines on Maintenance of DDA Flats	Sh. B.M. Thareja, Director (H)Coord.
2.	Process of Registration of RWAs with the DDA	Sh. B.M. Thareja, Director (H)Coord.
3.	Process of Opening of Escrow Accounts	Ms. Nupur, Assistant Accounts Officer
4.	Process of Estimate Preparation	Sh. S. N. Singh, Chief Engineer (HQ)

6. The modalities of maintenance of pre-2010 colonies where DDA has not taken any maintenance charges, and 2010, 2014 & 2017 Housing Scheme, where DDA has collected one time maintenance charges were deliberated for maintaining DDA colonies.

- It was made clear during the conference that day-to-day maintenance is the responsibility of the RWAs and RWAs has to make their own arrangements for day to day maintenance.
  - After each Power Point Presentation, open house session was held. The various problems being faced by the RWAs were deliberated in detail.
  - It was also assured during the conference that concerns of the RWAs have been noted and DDA is ready to take steps for redressal of the problems.
7. A copy of General Principles of Maintenance of DDA Flats was handed over to all the participants and same was deliberated in details. The duties and responsibilities of RWAs, Link Officer and DDA were also deliberated for day-to-day and major maintenance of the DDA flats.
8. After conclusion of deliberation/ presentation, 'Open House' discussion on various issues raised by members of the RWAs was held. During open house session, the following main issues were raised by various RWAs:
- i. Rain Water harvesting
  - ii. Dilapidated Outer facade of the old DDA colonies
  - iii. Mushrooming of commercial activities in DDA flats
  - iv. Unauthorized and illegal construction
  - v. Delay in permission of installation of lifts in 3-4 storey flats
  - vi. Non-Maintenance of lifts
  - vii. Non-servicing of Fire safety instruments installed in the multi-storey flats
  - viii. Non-provision of toilet for Security Staff
  - ix. Non-provision of boundary walls in old DDA colonies'
  - x. Repair of boundary wall
  - xi. Parking problems
  - xii. Non-payment of monthly subscription by some members to the RWAs for day-to-day maintenance
  - xiii. Roof rights of terrace/not allowing entry to terrace by top floor flat occupant
  - xiv. Encroachment of shafts
  - xv. Choking of internal drains within the boundary of colony
  - xvi. Proper maintenance and upkeep of parks and greens in the colonies

9. All the RWAs welcomed the initiative taken by the DDA for organizing inter-action with the RWAs for better maintenance of the DDA colonies.
10. It was also brought to the notice of all participants that DDA has identified following eight colonies as Pilot Project and the maintenance is being taken up by the Engineering Wing on priority:

S.No	Name of the RWA	Scheme
1.	RWA, Sector A, Pocket C, Vasant Kunj, Delhi	Pre-2010
2.	RWA (MIRA), Sheih Sarai Ph –I, Delhi	Pre-2010
3.	Residents Welfare Association, Jasola Heights, HIG Flats, Pkt 9A, Jasola	2010
4.	Kaveri Apartments RWA D-6, Vasant Kunj, New Delhi	2010
5.	Aryavat Apartment, RWA DDA LIG Flats, Pkt –II, Sector	2014
6.	Golf Link DDA Flats, RWA Pocket -8, Sector 23 B, Dwarka, Delhi – 110077	2014
7	RWA G-8, DDA LIG Flats, Pocket 3, Sector G-8, Narela, New Delhi -40	2017
8.	11 Tower, RWA Pocket 6, Sector 35, Rohini, New Delhi – 110039	2017

11. Some of the RWAs handed over their representation to Director (Housing Coordination) during discussion. It was assured to the RWAs that the concerns of the RWAs have been noted and appropriate action will be initiated as per guidelines of maintenance of DDA colonies and availability of funds for various schemes.
12. During the ‘Conference’ the E-mail address of Coordination Housing was shown at the various screens for facility of the all participants to send their views, suggestions and grievances so that the same is examined for remedial steps to be taken by the DDA in this regard.

The ‘Conference’ ended with Vote of Thanks by Commissioner (Housing) to the Chair and all the participants.

-s/d-

**(Rajiv Gandhi)**  
Commissioner (Housing)

**Copy to:**

1. VC, DDA for kind information.
2. EM, DDA for kind information.
3. FM, DDA for kind information.
4. CVO, DDA for kind information.
5. PC (Housing, Lands, Personnel/ Horticulture)
6. CAO, DDA.
7. Commissioner (Housing, LM, LD)
8. CE (HQ, SZ, EZ, NZ, Rohini and Dwarka)
9. FA (H)
10. Director (H)-I,II,III
11. All RWAs
12. Link Officers
13. Deputy Director (Systems) with the request to make a new Tab named "RWA" under Housing on DDA website and for uploading the minutes.

-s/d-

**(Rajiv Gandhi)**

Commissioner (Housing)