



**DELHI DEVELOPMENT AUTHORITY
ENGINEER MEMBER'S SECRETARIAT
INA, VIKAS SADAN, NEW DELHI-110023.**

No. F.1(3)Misc./2023/Mon/DDA/74

Dated: 15.05.2023

MINUTES OF MEETING

Minutes of meeting held in the Conference Hall of Vice-Chairman, DDA on 24.04.2023 at 4:00 pm under the chairmanship of VC/DDA regarding operation & maintenance of Electrical and Civil Services of DDA flats under DDA Housing Scheme 2010, 2014, 2017, 2019 & 2021 is as under:-

1. List of officers who attended the meeting is placed at Annexure 'A'.
2. At the outset Commissioner (Housing) informed that for the purpose of major (Capital Nature) maintenance, contribution towards the maintenance fund was collected from the allottees for a period of 30 years in DDA Housing Scheme 2010, 2014 & 2017 and for a period of 10 years in DDA Housing Scheme 2019 & 2021.

S.No.	Scheme	Escrow A/c	Major (Capital Nature) Maintenance of common areas to be done by	Type of Major (Capital Nature) Maintenance to be done by DDA
1	Pre-2010	N/A	RWA	N/A
2	2010	N/A	DDA	Civil Works only but Electrical maintenance included in 2019 as per decision of authority in item no. 134/2019.
3	2014, 2017, 2019 & 2021	YES	DDA	Civil + Electrical both

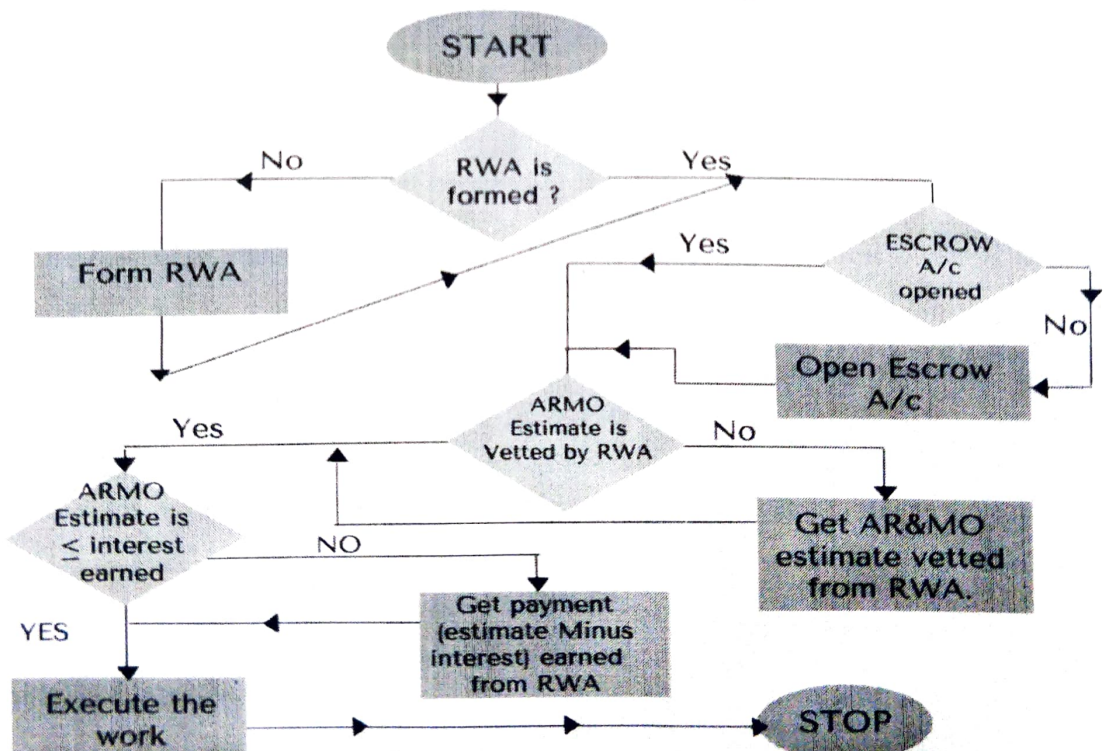
3. As per the brochure of DDA Housing Schemes 2014, 2017, 2019 & 2021, **"the entire maintenance fund collected would be placed in corpus as an escrow account and maintenance works (capital nature) would be undertaken out of the interest earned from the corpus"**. The provision of Escrow account was not there in the DDA Housing Scheme 2010 and for the RWAs of Housing Schemes prior to DDA Housing Scheme 2010, no maintenance fund was collected from the allottees.
4. In 2019, a resolution was approved in the authority meeting for enlarging the responsibility of DDA wherein it has been decided to include electrical maintenance (including lifts, firefighting system, DG sets, water pumps etc.) and any additional works related to the maintenance and services, out of the interest earned during the year on 30 years One Time Maintenance Charges already collected from the allottees of Housing Scheme 2010 in the terms and conditions of maintenance as mentioned at point 12(a) in the Brochure of Housing Scheme 2010, in case the RWA so demands in writing.
5. As informed by Zonal Chief Engineers, the maintenance and operations of lifts and electrical installation in common areas have been discontinued with effect from 31.03.2023. Due to which several RWAs have moved to Hon'ble High court against the

orders issued by Engineering Wing vide letter no. F.1 (3) Misc./2023/Mon/DDA/24 Dt. 10.02.2023. The Hon'ble High court directed DDA to maintain status quo w.r.t. maintenance of lifts and other electrical installation until further orders.

6. After due deliberations Vice-Chairman, DDA directed that:

- i. All out efforts should be made for formation of RWA in the Housing pockets in above mentioned schemes wherever it has not been formed yet.
- ii. The Housing Branch and Engineering Wing should insist the representatives of DDA approved RWA to open Escrow account so that the one-time maintenance charges so collected can be transferred to that account and further maintenance can be done from the interest accrued from the collected amount.
- iii. Expenditure on Electric and Civil maintenance shall be charged to the maintenance amount of the housing pocket and not to the general account of DDA. As and when RWA comes forward, the maintenance amount of the houses pocket shall be converted to ESCROW amount.
- iv. In view of direction of Hon'ble High Court and request of RWA/allottees, it has been decided that DDA will continue the operation and maintenance services upto 30.06.2023 as it was done before 31.03.2023. Thereafter w.e.f. 01.07.2023, these services shall be handed over to RWA and no extension shall be provided in this regard after 30.06.2023. This shall apply to payment of electricity charges of common area also. The Division concerned shall hold meeting with the RWA/Residents concerned and inform them of the decision and the legal position behind it to ensure that they understand their responsibilities.
- v. The flow chart for executing the maintenance work in DDA Housing Pocket under Housing Scheme 2010, 2014, 2017, 2019 & 2021 shall be ensured which is as under:-


Flow chart of Maintenance of DDA Housing Pocket.



15/5/23
 Chief Engineer
 (HQ&QAC)/DDA
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Copy to:-

1. OSD to VC/DDA, for kind information of latter please.
2. PS to EM/DDA for kind information of latter please.
3. PS to FM/DDA for kind information of latter please.
4. CLA/DDA.
5. Comm. (Housing)/DDA.
6. All Chief Engineer of DDA.
7. Chief Architect/DDA.
8. CAO/DDA.
9. Dir. (Works)/DDA.
10. E.O.-I, II&III to EM/DDA.
11. EE(Coordn.)/DDA.
12. Guard File.


15/5/23
Chief Engineer
(HQ&QAC)/DDA
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