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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

CNR No. DLHC010138222023

+ **W.P.(C) 4873/2023 & CM APPL. 18852/2023**

RWA PLATINUM HEIGHTS

....Petitioner

Through: Mr. Anshuman, Adv.

versus

DELHI DEVELOPMENT AUTHORITY & ANR. Respondents

Through: Mr. Sanjay Katyal (Standing Counsel
for DDA) with Mr. Gaganmeet Singh Sachdeva
(Adv) with Mr. Nitish kumar Danda(Adv)

Ms. Madhurima Ghosh, Adv for R3

CORAM:

HON'BLE MR. JUSTICE JASMEET SINGH

ORDER

% **21.08.2026**

1. This is a writ petition filed under Article 226 of the Constitution of India seeking the following prayers:-

“a. To quash the orders/ letters dated 10.02.2023, 21.02.2023, 14.03.2023, 16.03.2023, 25.03.2023, 28.03.2023 and 29.03.2023 issued by the Respondents wherein the latter has decided to stop maintenance of lifts and other electric installations for the Petitioner RWA being Platinum Heights at Sector-18B, Dwarka, Delhi- 110078;

b. To direct the Respondents to continue to pay the electricity bills for maintenance of essential services of the society, and to continue maintenance of lifts and other electric installations at Platinum Heights at Sector-18B, Dwarka, Delhi-110078;



c. To direct the Respondents to carry out the necessary repairs of the lifts, DG Sets, Fire Fighting System, PA System etc.;

d. To direct the Respondents to assist and provide necessary authority to the Petitioner to recover arrears of maintenance from the defaulting residents. ...”

2. The brief facts of the case are that the petitioner is a multi storey HIG society consisting of 302 flats, situated in Sector 18B, Dwarka and allotted by respondent No. 1 under its 2007 Housing Scheme.

3. The respondent No. 1 vide letter dated 18.08.2023 informed the petitioner society the charges of common area E&M services including lifts, DG Sets, fire fighting system have been handed over to RWA. However, energy charges, i.e, electricity bill consumption charges and other expenditure on account of operation and maintenance of fire fighting pump/house is to be shared between petitioner and respondent No. 3, i.e, Atulya Apartment.

4. The main fire pump and common pipeline infrastructure is the property of both the petitioner and the respondent No. 3.

5. It is the case of the petitioner that the respondent No. 3 is not paying its share.

6. Mr. Katyal, learned standing counsel for the respondent, states that as regards the petitioner and respondent No. 3 is concerned, the DDA cannot install another energy system or fire fighting system due to lack of space. The same is required to be shared by the petitioner and respondent No. 3.

7. Ms. Ghosh, learned counsel for the respondent No. 3, states that the respondent No. 3 does not have any access to the fire fighting pathway.



8. Mr. Katyal, learned standing counsel, states that in the present case there is access to respondent No. 3 to the fire fighting pathway, however, the same is through the petitioner's society.

9. In this view of the matter, DDA shall apportion the amount of payment to be made by petitioner society and the respondent No. 3 society expeditiously and the demand for the same shall be raised within 10 days from the date of uploading of the Order. The same shall be paid within 4 weeks thereafter.

10. The same shall be a one-time exercise and thereafter the said apportionment shall be done at the level of petitioner and respondent No. 3 society.

11. The petitioner shall also ensure that the fire fighting pathway through the petitioner society is always available to the respondent No. 3 society.

12. The petition is disposed of in aforesaid terms.

JASMEET SINGH, J

AUGUST 21, 2026/AS