

Janaki Co-operative Group Housing Society Ltd.

Registration No.954 (G / H)

Regd. Office: -Plot No: - 07, Sector: - 22, Phase: - 1, Dwarka, New Delhi: - 110077

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To,

All Members of the Janaki CGHS Ltd

Plot No-07, Sector-22, Dwarka

New Delhi-110077

Dear Members,

Subject: Revised Guidelines for Seepage

In order to safeguard the structural integrity of the Society buildings, protect the value of members' properties, and ensure timely resolution of seepage-related issues, the Managing Committee hereby issues the following Revised Guidelines for Seepage. All members are requested to note and comply with the same.

1. Every Janaki resident must note that the cost of each flat in the Janaki Society has increased manifold. At the same time, the Society infrastructure is aging and may therefore require frequent and timely repairs.
2. Janaki Apartments enjoys significant locational advantages. Essential facilities such as hospitals, schools, metro connectivity, parks, the airport, and shopping malls are available nearby, which further enhances the value of the property.
3. Water is essential for life but is highly detrimental to building materials. Just as farmers dry grains before storage to prevent decay, and iron rusts due to exposure to water, seepage causes gradual but serious damage to construction materials. Seepage issues must be viewed in this context.
4. Seepage water generally originates from upper flats and travels downwards to lower flats. Water causes deterioration of Reinforced Cement Concrete (RCC) and other structural materials in both upper and lower flats. Often, residents of upper flats do not feel immediately impacted, while lower flat residents suffer visible damage. It must be clearly understood that even if water is not visible in the upper flat, internal damage continues to occur. Hence, seepage is equally harmful to both upper and lower flats.
5. Historically, seepage issues have been resolved by the flat owner from whose flat the seepage originates, in consultation with the affected lower flat owner. Seepage within a flat and its exclusive components shall remain the responsibility of the respective flat owner. Where required, the Managing Committee may intervene by issuing notices to facilitate timely resolution.
6. If the owner of an upper flat (OU) does not respond to a request from the owner of a lower flat (OL) to address seepage, the OL must submit a written complaint to the Society. Upon receipt, the Managing Committee shall issue a notice to the OU, granting a reasonable timeframe of 15 to 30 days to rectify the issue.

7. If the OU fails to resolve the seepage issue within the stipulated period of one month, a penalty of ₹2,500 shall be imposed by the Society. If the seepage remains unresolved in the second month, an additional penalty equivalent to the cost of damage suffered by the lower flat shall be levied.

8. Seepage confined within a flat that does not affect any other flat shall be classified as 'Self-Seepage'. Neglecting such seepage, which may weaken the building structure over time, shall attract a penalty of ₹2,000 per month.

9. All unpaid penalties shall attract interest at the same rate as applicable to other outstanding Society dues.

10. It is strongly advised to replace leaking or seeping pipes, especially those concealed beneath tiles or within walls. While waterproofing coatings may appear to be a convenient solution, they should be treated as temporary and used only for exposed pipes. Application of waterproof coatings on walls often traps water within concrete, which is harmful to the structure and must be avoided.

All members are requested to cooperate and act responsibly to prevent structural deterioration and ensure the long-term safety and value of our Society.

For any clarification, members may contact the Society Office.

For Janaki CGHS Ltd.

(Om Prakash Pandey)

Hony Secretary