

GENERAL OBLIGATIONS OF RESIDENTS, MEMBERS, FLAT OWNERS AND OCCUPANTS

Under the Delhi Cooperative Societies Act, 2003, the Delhi Cooperative Societies Rules, 2007, and the Registered Bye-Laws of the Society

1. Short Title, Applicability and Purpose

1.1. These provisions shall be known as the “General Obligations of Residents of the Society”.

1.2. These provisions shall apply to members, flat owners, tenants, lawful occupants, family members and other persons using the residential premises and common facilities of the Society, to the extent applicable to their respective legal status.

1.3. The purpose of these provisions is to promote cooperative living, proper maintenance, financial discipline, security, cleanliness, protection of common property and peaceful enjoyment of the residential premises.

1.4. These provisions shall be read with the Delhi Cooperative Societies Act, 2003, the Delhi Cooperative Societies Rules, 2007, the registered bye-laws of the Society and other applicable laws.

1.5. Where a particular obligation under the DCS Act or DCS Rules applies specifically to a member, it shall not automatically be construed as a direct statutory obligation of every tenant, family member or visitor. The obligations of such persons shall arise under the applicable law, valid bye-laws, lawful Society rules, ownership or tenancy documents, and other binding arrangements.

2. Compliance with the Act, Rules and Bye-Laws

2.1. Every member shall abide by the provisions of the DCS Act, DCS Rules, registered bye-laws and lawful decisions of the General Body, Managing Committee, other competent committees and the Registrar, as applicable.

2.2. Every resident shall comply with the Society's valid rules concerning the use of common areas, parking, sanitation, security, waste disposal, fire safety, maintenance and other legitimate residential matters.

2.3. No resident shall knowingly obstruct the lawful functioning of the Society or interfere with the discharge of duties by its duly authorised officers and staff.

2.4. Residents shall cooperate with the Society in implementing lawful decisions and resolving common residential issues in a fair and orderly manner.

3. Payment of Maintenance Charges and Other Lawful Dues

3.1. Every member shall pay share capital contributions, membership fees, maintenance charges, common expenses and other amounts lawfully payable under the Act, Rules and registered bye-laws.

3.2. Maintenance charges and other approved contributions shall be paid within the prescribed due dates in accordance with the applicable payment schedule.

3.3. Residents shall cooperate in meeting the Society's legitimate expenditure for security, sanitation, housekeeping, common electricity, water supply, lifts, fire-safety systems, landscaping, repairs and other common services.

3.4. Any demand for maintenance charges or other amounts shall be supported by the applicable bye-laws, lawful resolutions, budgetary provisions or other relevant legal authority.

3.5. A resident who disputes a demand may submit a written representation to the Society, specifying the disputed amount and grounds of objection. Such representation shall be dealt with under the applicable procedure.

3.6. No resident shall be subjected to an unauthorised penalty, arbitrary levy or coercive recovery measure.

3.7. A tenant's liability for maintenance charges vis-à-vis the Society shall be determined by applicable law and the governing documents. A private arrangement between the owner and tenant shall not, by itself, alter the person legally liable to the Society.

4. Cooperation with the Society and Other Members

4.1. Members shall extend reasonable cooperation and support to the Society in furthering its lawful objects and maintaining its residential complex.

4.2. Residents shall act in a manner consistent with mutual respect, peaceful coexistence and the legitimate interests of other residents.

4.3. Residents shall not threaten, harass, intimidate or unlawfully interfere with other residents, Society staff, security personnel or authorised contractors.

4.4. Residents shall communicate complaints and suggestions through the prescribed channels and shall cooperate in the resolution of common issues.

4.5. Members shall participate in the cooperative affairs of the Society, including General Body meetings and other meetings where their participation is sought or required under the applicable bye-laws.

5. Upkeep of Individual Flats and Premises

5.1. Every owner and occupant shall maintain the flat in a reasonably clean, sanitary and safe condition.

5.2. Residents shall take reasonable precautions to prevent water leakage, seepage, pest infestation, foul odours, fire hazards and other conditions that may adversely affect neighbouring flats or common property.

5.3. Any repair or alteration affecting structural elements, external façades, common pipes, electrical systems or other common installations shall be undertaken only after obtaining the permissions required by applicable law and valid bye-laws.

5.4. Residents shall not carry out unauthorised construction or change the permitted use of a flat in violation of applicable land-use, building, allotment or lease conditions.

5.5. Owners and occupants shall cooperate in the lawful identification and rectification of defects that affect neighbouring premises or common infrastructure.

6. Protection and Use of Common Areas

6.1. All residents shall use common areas and facilities responsibly and in accordance with the applicable rules.

6.2. Corridors, staircases, lift lobbies, fire exits, driveways and other access routes shall be kept free from obstruction.

6.3. No resident shall encroach upon, damage, appropriate or exclusively occupy common property without lawful authority.

6.4. Residents shall not tamper with lifts, pumps, fire-safety equipment, electrical panels, water systems, security equipment or other common installations.

6.5. Damage to common property caused by a resident, household member, guest or person engaged by that resident shall be dealt with in accordance with the applicable law, valid bye-laws and the established facts.

6.6. Residents shall report material defects, unsafe conditions or damage affecting common areas to the Society's authorised office.

7. Cleanliness, Sanitation and Waste Management

7.1. Residents shall maintain cleanliness within their flats and in the areas used by them.

7.2. Household waste shall be segregated and disposed of in accordance with applicable municipal regulations and the Society's notified waste-management arrangements.

7.3. No resident shall litter, dump waste, spit, discharge liquids or throw objects in common areas, gardens, parking areas or from balconies and windows.

7.4. Residents shall cooperate with authorised housekeeping and sanitation personnel and shall not obstruct lawful waste collection or maintenance operations.

7.5. Residents shall take reasonable steps to prevent stagnant water, mosquito breeding, rodent infestation and other avoidable sanitation hazards.

8. Preservation of Green Areas and Environment

8.1. Residents shall protect gardens, lawns, landscaped areas, trees, shrubs and other green areas maintained by the Society.

8.2. No person shall cut, remove or damage protected trees or undertake any regulated activity without the permission required by applicable law.

8.3. No resident shall convert common green areas into private parking, storage or construction areas without lawful authority.

8.4. Residents shall avoid unnecessary water wastage and shall cooperate with reasonable water-conservation, plantation and environmental-protection measures.

8.5. Horticultural waste and other waste shall be disposed of through the authorised arrangements.

9. Security and Safety

9.1. Residents shall comply with reasonable and lawful access-control procedures, visitor registration requirements and security arrangements adopted by the Society.

9.2. Residents shall provide information reasonably required for legitimate security and emergency-response purposes, subject to applicable privacy and data-protection requirements.

9.3. Domestic help, contractors and other persons engaged by residents shall comply with the Society's lawful entry, safety and access procedures.

9.4. Residents shall not obstruct emergency vehicles or interfere with fire-safety equipment, evacuation routes or emergency services.

9.5. Any suspected criminal activity, serious safety hazard or emergency shall be reported promptly to the appropriate authority or the Society's designated office, as appropriate.

9.6. No resident or Society representative shall exercise police powers or take coercive measures beyond the authority conferred by law.

10. Parking and Traffic Discipline

10.1. Residents shall park vehicles only in spaces allotted or otherwise lawfully authorised for the