

ADVANTAGES OF Multi-Point Meter

Switching to **multi-point individual connections** from PVVNL in Noida offers several advantages over staying on a **single-point connection** controlled by the AoA or builder:

1. **Direct Billing & Transparency** – Each resident gets a direct connection from PVVNL, ensuring **transparent billing** with applicable slab tariff rates. This eliminates **hidden charges** often imposed by builders or AoAs.
2. **Lower Electricity Costs** – Multi-point connections allow residents to benefit from **lower slab tariffs**, whereas single-point connections often have **higher commercial rates**.
3. **Freedom from Exploitation** – Builders/AoAs controlling single-point connections can **add extra charges**, club electricity bills with maintenance fees, and even **disconnect power arbitrarily**. Multi-point connections prevent such exploitation.
4. **Improved Consumer Rights** – With a direct connection, residents can **raise complaints** directly with PVVNL and **seek resolution** without interference from the AoA or builder.
5. **Better Infrastructure & Reliability** – Multi-point connections ensure **proper metering, efficient power distribution, and better maintenance** by PVVNL, reducing dependency on builder-controlled infrastructure.
6. **Mandatory for New Societies** – As per the **13th Amendment of the Electricity Supply Code**, all new housing societies must adopt multi-point connections, and existing societies can convert if **51% of residents consent**.

Concerns Regarding Defaults In Maintaiance Dues

Question: Can an **AOA or the Builder** in a society **disconnect Essential Services** arbitrarily **for non payment of dues** without due process,

Answer: No, an **Apartment Owners Association (AOA)** or **builder cannot arbitrarily disconnect essential services** like **water and electricity** for non-payment of dues without following due legal process.

Legal Position on Disconnection of Essential Services

1. **Essential Services Are Protected** – Water and electricity are considered **fundamental necessities**, and courts have ruled that they **cannot be disconnected arbitrarily**.
2. **Legal Recourse for Recovery** – If dues remain unpaid, the AOA or builder must **follow legal procedures** such as:
 - **Recovering dues as arrears of land revenue** (for amounts unpaid beyond 12 months).
 - **Issuing proper notices** before restricting non-essential services (e.g., clubhouse access).
 - **Seeking legal action** through competent authorities instead of unilateral disconnection.
3. **Residents' Rights** – If an AOA or builder **illegally disconnects essential services**, affected residents can:
 - **File a complaint** with the NOIDA Authority.
 - **Approach the courts** for relief.
 - **Seek compensation** for wrongful disconnection.

PROCESS

Recovery of Maintenance Dues in Noida, UP

Key Points and Overview

The process for recovering maintenance dues in Noida, UP, is governed by the **Uttar Pradesh Apartment Act, 2010**. It outlines legal measures that can be enforced through the **NOIDA Authority** to ensure compliance.

Steps for Recovery

- **Dues unpaid for more than 12 months** are recoverable as **arrears of land revenue**, ensuring stronger enforcement mechanisms.
- **Dues unpaid for over 6 months** allow for **service cut-offs** after proper notice and a waiting period.
- In cases of **apartment sale or transfer**, the new owner inherits liability for any unpaid dues.
- Residents can challenge resolutions via appeals to the appropriate authority.

Detailed Process Overview

Section	Condition	Action	Timeline	Authority
20(2)	Dues > 12 M	Recovery as arrears of land revenue	After 12 months	CEO of NA
22(1)	Dues > 6 M	Resolution to withhold essential services	After 6 months, 7-day notice, 1-month wait	AOA, notice to CEO
22(2)	Owner aggrieved by resolution	Appeal to Competent Authority	Within 15 days of resolution	CEO of NA
23(1)	Apartment sold or transferred	New owner liable for unpaid dues	Upon transfer	AOA, with notification