

1. **Particulars of Complainant:**

- i. **Name of Complainant:** Sanjay Sen
- ii. **Address of the existing residence:** Tower-10, Apartment-803, Elita Garden Vista, Action Area-III, Newtown, North 24-Paraganas, Kolkata-700135
- iii. **Address of the the service of all notice:** Tower-10, Apartment-803, Elita Garden Vista, Action Area-III, Newtown, North 24-Paraganas, Kolkata-700135

2. **Particulars of respondents:**

- I. **Name of the respondents:** Elita Garden Vista Project Private Limited
- II. **Office address of the respondent:** IIIE-004 Action Area-IIIE, Vill & PO Akandakeshari, New Town, Kolkata-700135, North 34 Paraganas
- III. **Address for Service of all notices:** 3/1 Dr. U.N.Brahmachari Street, Kolkata-700017

3. **Jurisdiction of the Authority:** North 24-Paraganas

4. **The complainant declares that the subject matter of the claim falls within the jurisdiction of the Authority. Facts of the case:**

HIRA website gives completion date 30/9/2021 whereas the project is not complete in all respect, following work are pending till date.

- I. Individual WBSEDCL electric connection with meter.
- II. Deficiencies in storm water drainage causes waterlogging within an hour or two of heavy rainfall
- III. Internal driveway is full of pot holes due to bad drainage and waterlogging.
- IV. Water seepage in the bathroom & other rooms of the upper floor apartments.
- V. Indoor badminton court located in the club house leaks water with little rain.
- VI. Recycled water from Sewage Treatment Plant (STP) in bathroom flush tank continuously emits foul smell.

Repeated written complainant to project authorities has not yielded any result till date.

5. **Relief(s):**

In view of facts described in paragraph-4 above, the complainant prays for following relief:

- I. Immediate allocation & installation of electric meters at all the apartments.
- II. Redesigning of drainage system for quick discharge of rain water.
- III. Re-pavement of internal driveway to resolve any waterlogging in future.
- IV. Water seepage from top floor must be arrested.
- V. Relaying of RCC floor to repair of existing roof.
- VI. Improvement in drainage of Sewage Treatment Plant (STP) to stop foul smell.

6. **Interim order, if prayed for:**

Completion Approval by WBHIRA must be stopped until all pending works are completed.

7. Pending final decision on the complaint the complainant seeks issue of the following interim order:

Completion of all pending work with 90 days.