

DELHI DEVELOPMENT AUTHORITY
(EM'S OFFICE)

NO:EM.1(10)96/3121

Dated: 29.2.96

CIRCULAR NO. 485

SUB: STIPULATION OF PRACTICALLY REASONABLE AND
ACHIEVABLE TIME FRAME FOR COMPLETION OF
VARIOUS HOUSING WORKS IN DDA.

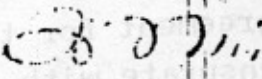
The Central Vigilance Commission in one of the cases, had observed that the time stipulated in a particular Agreement for the completion of the work was not commensurate with the quantum of the work to be executed and was infact quite less in comparison to the standards laid down in CPWD Manual. C.V.C. had further observed that such stipulations of lesser time limit for the completion of works result in certain obvious implications viz. adequate number of contractors sometimes do not come forward for submission of tenders for such works resulting in lesser competition, besides the contractors also assume that they would be required to either engage more labour or would have to pay overtime to the labour to be able to complete the work in such a short time and therefore they quote comparatively higher rates. In addition, such stipulation of a shorter time is also likely to give an opportunity to the contractors to claim damages due to extension of the period of contracts on account of delays by the Deptt.

In view of the above implications emanating from stipulating shorter time than justifiably required for the completion of works, an urgent need was felt to curb such a tendency in future NITs/Agreements.

It has, therefore, been decided that the various NITs approving authorities should stipulate the time for completion of works strictly as per the following guidelines:

1. Time schedule shall be worked out on the basis of the standards prescribed in Appendix-25 of CP&D Manual Vol. II alongwith all the foot notes from Sl. No.1 to 9 (copy enclosed as Annexure-I).
2. In repetitive schemes where all architectural and structural drawings are available, the stipulated period may be reduced by 10% provided stipulated materials are available in stores in time.

Encl: Annexure-I.



 (R.L. HANS)
 ENGINEER MEMBER
 D.D.A.

1. All CEs(Civil), CE(Elect.), CE(QC).
2. All SEs(Civil), SEs(Elect.), SE(QC).
SE(D) & SE(P)'s (Civil).
3. Director (Hort.) South & North,
Director (MM), Director (Works).
4. All EEs(Civil & Elect.) & EE(P)'s (Civil).
5. All FO's & Divisional Acctt.
6. File No.EM.16(2)95/Committee/DDA.
7. Vigilance file No.F.27(48)89/Vig./CVO-II/910.

COPY TO:-

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| <ol style="list-style-type: none"> 1. VC, DDA. 2. FM, DDA. 3. CAO, DDA |

 | for kind information. |
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 ENGINEER MEMBER
 D.D.A.

STANDARD SCHEDULE OF CONTRACT PERIODS
FOR BUILDING WORKS
(Refer Para. 17.14)

Type of Building	Estimated Costs					
	Upto Rs. 50,000	Rs. 50,000 to Rs. 2 lakhs	Rs.2 lakhs to Rs. 5 lakhs	Rs.5 lakhs to Rs. 10 lakhs	Rs.10 lakhs to Rs. 25 lakhs	Add for every addi- tional Rs.25 lakhs
	Months	Months	Months	Months	Months	Months
Single-Storeyed	4	6	8	9	10	1
Double-storeyed	6	8	9 1/2	10 1/2	11 1/2	1
Three-storeyed	8	8 1/2	12	12	13	1
Four-storeyed	-	11	12 1/2	13 1/2	14 1/2	1
Five-storeyed	-	-	14	15	16	1
Six-Storeyed	-	-	-	17	18	1
Seven-storeyed	-	-	-	19	20	1
Eight-storeyed	-	-	-	21	22	1

Note.1- This schedule is to serve as a general guide for fixing contract periods for building works under normal conditions, in large cities like Delhi, Calcutta, Madras, etc., where the building trade is well organized. For small or out of the way places where normal facilities for construction of buildings may be lacking, contract periods should be fixed suitably after taking into consideration the local conditions.

Note.2: When the contract period runs through monsoons, extra period may be allowed for the same on the assumption that progress during monsoons is about half of the progress in fair weather. For example in Delhi, where the monsoons last for about 2 months, one month may be added, and in places like Calcutta and Bombay, where monsoons last for four months, two months may be added.

Note.3: Where a basement is to be provided, an extra period of 1 to 2 months may be added depending on the extent of basement and depth of subsoil water table.

Note.4: Extra period may be allowed for works having special features such as (i) domes, shells and coffered roofs, (ii) extensive stone works, stone veneering and sculpturing and (iii) special finishes and architectural features.

Note.5: In case of works consisting of a number of small units, such as a group of residential quarters, scattered over a large area, an extra period of 1 to 3 months may be allowed depending on the number of units and their disposition.

Note:6: When work is to be executed in congested areas and on small sites, the period may be suitably increased because of difficulties in storage of building materials.

NOTE.7: The above schedule takes into account about 3 months for foundations in the case of multi-storeyed buildings of five or more storeyed. In case of buildings on piles, normally the work of the piles would be executed through a separate contract and the time required for the super-structure should be fixed by reducing the period determined on the basis of the schedule by about 3 months.

Note.8: Contract periods for internal and external services should be fixed according to the programme for completion of the building taking into consideration the local conditions.

Note.9: In urgent cases, the contract periods as derived from the above schedule could be reduced by about 20% , provided essential materials and structural designs could be made available in time.