



DELHI DEVELOPMENT AUTHORITY
(WORKS ADVISORY BOARD)

No. WAB1 (76)/Vol.42/Secy./IV/2025/ 871

Dated: 13.10.2025

Subject: Minutes of the 5th WAB (2025) Meeting on 23.09.2025-Reg.

The Approved Minutes of 5th WAB (2025) Meeting held on 23.09.2025 at 10:00 AM in the Conference Hall, VC Secretariat, DDA, 1st Floor, B- Block, Vikas Sadan, INA, New Delhi are enclosed here with for favour of information & necessary action.

Encl: As above.


(Sunil Kumar)
Secretary (WAB)

In Circulation to:

1. Chief Engineer (Narela Zone), DDA
2. Chief Engineer (South Zone), DDA
3. Chief Engineer (East),(North),(Dwarka),(Rohini),(Sports)

Copy to: -

1. OSD to VC, DDA for kind information of the latter.
2. PS to EM, DDA for kind information of the latter.
3. PS to FM, DDA for kind information of the latter.
4. Chief Engineer (HQ &QAC), DDA for kind information.
5. Chief Account Officer, DDA for kind information.
6. Director (Works), DDA
7. AO(Works)- III, DDA.
8. Director (System), DDA for uploading on DDA website (through e-mail).
9. Deputy Director (Hindi Section) for translation in Hindi & uploading on DDA website through Dy. Director(System).


Secretary (WAB)

DELHI DEVELOPMENT AUTHORITY
(WORK ADVISORY BOARD)

Sub: Minutes of the 5th WAB (2025) Meeting held on 23.09.2025 at 10:00 AM in the VC conference Hall at 1st floor, 'B' Block, Vikas Sadan.

The 5th WAB meeting of 2025 was held on 23.09.2025 at 10AM in the VC conference Hall at 1st floor, 'B' Block Vikas Sadan. The list of officers who attended the meeting is as under:

Present(S/Shri)

- | | |
|--------------------------|---------------|
| 1. Sh. N.Saravana Kumar | Vice Chairman |
| 2. Sh. Chittaranjan Dash | FM,DDA |
| 3. Sh. S.K.Khare | EM,DDA |
| 4. Sh. S.K.Khare | CE(HQ&QAC) |
| 5. Smt. Bhawna Gulati | CAO,DDA |
| 6. Sh. Sunil Kumar | Secretary |

Others(S/Shri)

- | | |
|------------------------------|----------------------------|
| 1. Col. Deepak Suyal | Chief Engineer(Narela) |
| 2. Sh. Kamal Singh Meena | Chief Engineer(South Zone) |
| 3. Smt. Manisha Gupta | ACA,VC Office |
| 4. Sh. Kamal Kishore Harit | SE/NCC-1 |
| 5. Sh. Naresh Falwaria | SE(P&HQ)Narela |
| 6. Sh. Sandeep Dubey | SE/NCC-3 |
| 7. Sh. Uttam Chand Meena | SE(E)NPZ |
| 8. Sh. Satyendra Kumar Yadav | EE(E)ELD-4 |
| 9. Sh. Gaurav Kumar Meena | EE/NPD-1 |
| 10. Sh. Rakesh Kumar | EE/NPD-2 |
| 11. Sh. Amit Singh | Director(Works) |
| 12. Sh. Pushpendra Kumar | Dy.Director(Arch.) |
| 13. Sh. Rashant Kaushik | EE/SPD-1 |
| 14. Sh. Pramod Meena | SE/SCC-3 |
| 15. Sh. Deepak Bhatt | EE/SPD-4 |
| 16. Sh. Bhupendra Kumar | SE/SCC-2 |



Details of Item wise discussion and decisions are as under:-

I. WAB agenda of CE(Narela):-

Item no 1: Principal approval for additional payment based on PAR, on account of increase in number of storeys beyond 14 in respect of Housing pockets- 3,4,6,7,9,13,14 in Sector-A1 to A4, Narela.

The agenda of above-mentioned item was presented by Chief Engineer (Narela). He apprised the board that the housing projects in pockets under reference were awarded to M/s B.G. Shirke Construction Technology Pvt. Ltd. CE(Narela). It was further informed that the housing projects in pockets 3,4,6,7,9,13,14 have been completed recently and the agency have claimed the payment for additional items based on Plinth Area Rate (PAR) on account of increase in number of storeys beyond fourteen in accordance with the condition mentioned in the agreement at footnote under Bill of Quantity (BOQ), reproduced below:-

“Where the height of building exceeds 14 storeys, extra payment shall be made for the additional storeys on the basis of plinth area rates (PAR)”

At the very outset of the discussion, Vice Chairman, DDA expressed his deep displeasure at the delay in submission of the proposal before WAB. It was observed & directed by Vice Chairman that proposal for deliberation and decision of WAB should be submitted before WAB at the appropriate time only i.e. before the execution of the work.

It was observed by board that this proposal of Chief Engineer (Narela) should have been brought for consideration, along with financial implications, immediately after the screening committee meeting in which the layout plan was increased floors were approved.

Chief Engineer (Narela) informed the board the claims were made by the agency at a later stages of execution of the work which resulted in delay in submission of proposal before the board. It was observed with concern that the delays in timely submission of proposals before WAB ultimately leads to delay in payment to agency which may result in contractual implications.

During the course of discussion, the Board opined that all Chief Engineers must be directed to strictly follow the extant provisions of delegation of powers in 'letter and

spirit' and to timely submit the proposal before WAB for its consideration. No work for which the WAB is competent to accord approval should be initiated without its approval. Concerned Chief Engineers shall be responsible to get the timely approval from the competent authorities.

It was further directed by Board to convey to all the Chief Engineers that for completed/ on going projects, if there are any deliberations /decisions required by WAB, the same should be presented before WAB within next two months failing which the concerned Chief Engineer shall be held responsible in the absence of necessary approval of WAB for completed/ ongoing /future works.

CE(Narela) further informed the board that the approval of amount based on PAR is being sought on account of increase in number of storeys from fourteen up to nineteen in various towers due to availability of additional FAR area after the implementation of UBBL-2016 norms on the project.

It was informed that the additional payment is being recommended for three items only due to increase in number of storeys. As a result, there was additional load on the foundation and the height of towers increased beyond the originally proposed height limit of 45 meters, mandating the installation of fire fighting & water sprinkler systems. The calculated amount as proposed by CE (Narela) and presented before the board is tabulated as below:-

Sr. No	Description of Items	Amount in Rs.						
		Pocket - 3	Pocket - 4	Pocket -6	Pocket - 7	Pocket - 9	Pocket - 13	Pocket - 14
1	Making stronger foundation	6,11,33,853	4,44,09,288	2,34,03,582	42,51,826	3,70,41,834	5,44,62,845	4,13,68,579
2	Fire Fighting with sprinkling system	9,08,03,650	5,98,75,661	4,25,16,566	1,08,39,199	5,51,89,755	6,75,09,007	5,66,07,757
3	Every Additional Storey over fourteen storeys as per PAR.	1,66,23,412	1,21,06,577	63,42,360	11,42,379	1,00,71,795	1,48,54,019	1,12,53,470
Total Amount in Rs.		16,85,60,915	11,62,91,526	7,22,62,508	1,62,33,404	10,23,03,384	13,68,25,871	10,92,29,806
							Total-	72,17,07,414

Board was informed by Chief Engineer(Narela) that the approval of similar nature has already been accorded by the board for pocket-11 of Sector A1 to A4 of Narela. Chief Engineer (Narela) further submitted before the board that the work for which payment is recommended, has already been completed in all the pockets.

DECISION:

After due discussion and deliberation, the board approved the agenda proposal of Chief Engineer (Narela) for amount of Rs. 72,17,07,414/- for pocket – 3,4,6,7,9,13 and 14 in Sector A1 to A4, Narela.

Item No. 2: Payment of fire lifts in fire tower in pocket 9,13,14 of Sector A1 to A4, Narela.

The agenda for payment of fire lifts in fire tower in Pocket 9,13 & 14 of Sector A1 to A4, Narela was presented by Chief Engineer (Narela). It was informed to the board that due to change in fire related norms in UBBL-2016, the drawings were modified by incorporating additional lift in fire towers and the drawings were subsequently approved in the 342 screening committee meeting. It was informed to the board that the work has been executed and already completed at site and fire NOC has also been received. The amount for payment recommended by Chief Engineer (Narela) is Rs. 10,58,34,920/- as tabulated below :-

S. No.	Name of Pocket	Description of Items	Total Amount in Rs.
1.	Pkt-9	Providing & Installation	3,23,12,468.00
2.	Pkt-13	of 8 Passenger Fire Lift in Fire	4,48,31,611.00
3.	Pkt-14	Tower i/c two-year comprehensive maintenance and operation	2,86,90,841.00
Total-			10,58,34,920.00

DECISION:

After due deliberation and discussion, the board approved the agenda proposal of Chief Engineer (Narela) amounting to Rs. 10,58,34,920/-

II. WAB agenda of Chief Engineer (South).

Item no 1: Name of work: C/o Community Hall as Pocket No. 104, MOR land Kalkaji.

The agenda note for payment of agreement items on market rates for the above stated work was presented by Chief Engineer (South) before WAB. It was informed by Chief Engineer (South) that the sanctioning limit of all the authorities except the WAB has been exhausted on account of large deviation in the agreement items resulting due to change in drawing of foundation and subsequent revision of drawings. It was submitted by Chief Engineer(South)that the work has already been completed at site and the items have been executed and the amount recommended for approval by Chief Engineer is Rs 99,24,687/-.

DECISION:

After due deliberation, the board approved the agenda proposal of Chief Engineer(South) amounting to Rs. 99,24,687/-

Item no 2: Name of Work:- C/o 852 (HIG/MIG/LIG) Houses at Vasant Kunj at Mehrauli-Mahipalpur Road, New Delhi, Near Sultangarhi Tomb.

Sub Head: 416 HIG Multi Storeyed and 4 Storeyed Housesi/cC/oBasementsi/cInternal Water Supply, Sanitary installations, Electrification, Lifts, Fire Fighting& External Water Supply, Sewer, SW Drain, Installation of Pump and Tube Wells, Roads, Paths& site development etc. complete in Group-I.

The agenda note for the ex-post facto approval of WAB for the deviation based on market rates beyond the deviation limit i.e. 20% as stipulated in the agreement. It was informed by Chief Engineer (South) that the work consists of 6 clusters out which the present case pertains to cluster- I and two other matters regarding / similar cluster is also to be presented before WAB. The instant work was executed in the Vasant Kunj. It was apprised to the board that the work was awarded based on DSR 1997 and the execution was delayed due to several factors including change of land use of the site, non- submission of drawing by the consultant architect, revision of drawings due to change in applicable codes. It was informed by Chief Engineer(South) that this work was presented in Authority as well in 2014 for the purpose of shifting of stipulated date of completion on account of delay in start of the executed work.

The board enquired about the exact amount for which approval is being sought by Chief Engineer (South), to which it was replied by Chief Engineer(South) that the amount is Rs. 11,59,43,815/- However, the board observed that this figure is not present clearly, anywhere in the agenda note of Chief Engineer (South).

DECISION:

After due discussion and deliberation, the board deferred the proposal because of lack of clarity regarding amount for which the approval is being sought by Chief Engineer (South). It was further directed by the Board to Chief Engineer(South) to present the agenda of all the three clusters together for consideration. Besides, Chief Engineer (South) shall also certify that the work has been executed for which the approval of payment on market rate is being sought. It was also directed that the proposals be thoroughly scrutinized in the EM office before presenting it for consideration of the Board.

Sd/-
(Bhawna Gulati)
CAO

Sd/-
(Sanjay Kumar Khare)
CE (HQ & QAC)

Sd/-
(Sanjay Kumar Khare)
EM/DDA

Sd/-
Chittaranjan Dass
FM/DDA

Sd/-
(N. Saravana Kumar)
VC/DDA

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