

DELHI DEVELOPMENT AUTHORITY
(WORKS ADVISORY BOARD)

No. WAB1 (76)/Vol.42/Secy./V/2023/ 13

Dated: 08/01/2024

Subject: Minutes of the 5th WAB (2023) Meeting-Reg.

The Minutes of 5th WAB (2023) Meeting held on 15.12.2023 at 10:30 AM in the Conference Hall, VC Secretariat, DDA, 1st Floor, B- Block, Vikas Sadan, INA, New Delhi are enclosed here with for favor of information & necessary action.

(Minutes duly approved vide E-File No.: ENG/CESZ/0002/2023/SPD2/MHP-O/oEE(SPD-II) Computer. No.: 72742.)

Encl: As above.

(Narender Kumar)
Secretary (WAB)

In Circulation to:

Chief Engineer (South Zone), DDA.

Copy to: -

1. OSD to VC, DDA for kind information of the latter.
2. DD 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.
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)**

Subject: Minutes of the 5th WAB (2023) Meeting held on 15.12.2023 at 10:30 AM in Conference Hall, VC Secretariat, DDA, 1st Floor, B- Block, Vikas Sadan, INA, New Delhi

(Minutes approved vide E-File No.: ENG/CESZ/0002/2023/SPD2/MHP-O/oEE(SPD-II) Computer. No.: 72742.)

The list of officers who attended the meeting is as under:

Present(S/Shri)

1. Subhasish Panda	Vice-Chairman Chairman
2. Ashok Kumar Gupta	EM Member
3. Vijay Singh	FM Member
4. Bhawna Gulati	CAO Member
5. Sanjay Kumar Khare	CE(HQ & QAC) Member
6. Narender Kumar	EO-III to EM Secretary

Others (S/Shri)

1. K.S. Meena	CE(South Zone)
2. Manisha Gupta	ACA, VC Office
3. Gurmail Singh	Dy. CAO(Works)
4. Hemant Verma	Sr. Architect (South Zone)
5. Alka Arya	Dir.(Plg.)Zone C & F
6. Rahul	Dy. Dir. (Plg.) Zone J
7. Kamran Ahmed	AD(Plg.)Zone J
8. Vidhi Sharma	AD(Plg.)UCLJ
9. Kumud Ranjan Jha	AD (Arch.)/SZ
10. Smriti Gupta Mittal	AD Arch.)/SZ

The following agenda item was discussed:

I. WAB Agenda of CE(South Zone): -

Subject: WAB Agenda for foreclosure of agreement under Clause-13 of Agreement.

N.O.W.: Construction of 40 three BHK with servant room and 60 two BHK Houses on design and build basis adjoining to Community Hall at Masoodpur sector –B, Vasant Kunj including internal as well as external development and electrification, UGR's, STP, ESS, etc. entire pocket (A Turnkey Project)

Agency: M/S Ramalingam construction company pvt. Ltd.

Agreement no. : 04/EE/SPD-2/DDA/2019-20

Stipulated Date of Start: - 11.02.2020

Cost of project: Rs. 56,22,18,425/-

The Chief Engineer (South Zone) presented the case before the board, recommending the foreclosure of the contract under clause -13. This recommendation stems from the rejection by the Ridge Management Board (RMB) of the proposal for the construction of housing scheme as the proposed site falls under south central ridge and morphological ridge. Despite the well-developed surroundings, the proposed site, covering only 6000 sqm, was found to be vacant. During the tree-cutting permission process, the Forest Department identified the site as falling under the south central ridge and morphological ridge. The RMB further declined the proposal, citing its lack of site specificity. Additionally, the Chief Engineer (South) explained that the project has already experienced significant delays.

After thorough discussion and deliberation, the Board agreed with the proposal of Chief Engineer (South) to foreclose the agreement under clause-13.

The VC/DDA has further requested the Chief Engineer (South) to provide a Google Map with GSDL map data to further discussion on this matter with the Honorable Lieutenant Governor (LG) of Delhi to further explore the possibility of housing on this land.

II. WAB Agenda of CE(South Zone): -

Subject: WAB Agenda for foreclosure of agreement under Clause-13 of Agreement.

N.O.W.: Construction of 150 three BHK, 220 two BHK and 116 EWS houses on design and build basis adjoining to pocket D-7 & D-8 Vasant kunj including internal as well as external development and electrification, UGR's, STP, ESS etc. of entire pocket (A Turnkey Project)

Agency: M/S Ramalingam construction company pvt. Ltd.

Agreement no. : 31/EE/SPD-1/DDA/2019-20

Cost of project: Rs. 177,01,27,040/-

S.D.O.S : 14.03.2020

The case was presented by the Chief Engineer (South Zone) before the

board, recommending the foreclosure of the contract due to height restrictions specified in the NOC issued by the Airport Authority of India (AAI). The housing project site is adjacent to an existing G+8 storey DDA housing scheme for which the AAI had issued an NOC for a 27-meter height, but the clearance for this housing project is limited to a certain height of 13.44 meter only.

The appeal to reconsider the decision was rejected by the AAI. The VC/DDA took the matter up with the Chairman of the AAI vide DO letter No PS/VC/DDA/2023/176). Subsequently, the VC/DDA, along with the EM/DD and the concerned Executive Engineer, met on dated 30/10/2023 with the Chairman of the AAI to request a reconsideration of the height clearance issue. However, the request was denied on the grounds that the site falls under the approach funnel. Given the above circumstances, the Chief Engineer (South) further explained that the project has already experienced significant delays, and obtaining the desired NOC from AAI seems unlikely.

After thorough discussion, the Board agreed with the proposal of the Chief Engineer (South) to foreclose the agreement under clause-13. The VC/DDA further instructed the Architectural and Engineering wings to re-evaluate the possibility of constructing low-rise luxury houses.

III. WAB Agenda of CE(South Zone): -

Subject: WAB Agenda for foreclosure of agreement under Clause-13 of Agreement.

N.O.W.: Construction of 76 three BHK, 111 two BHK and 58 EWS houses on design and build basis adjoining to pocket D-6 Vasant kunj including internal as well as external development and electrification, UGR's, STP, ESS etc. of entire pocket (A Turnkey Project)

Agency: M/S Ramalingam construction company pvt. Ltd.

Agreement no. : 32/EE/SPD-1/DDA/2019-20

Cost of project: Rs. 87,74,93,400/-

S.D.O.S : 14.03.2020

The case was presented by the Chief Engineer (South Zone) before the board, recommending the foreclosure of the contract due to height restrictions specified in the NOC issued by the Airport Authority of India (AAI). The housing project site is adjacent to an existing G+8 storey DDA housing scheme for which the AAI had issued an NOC for a 27-meter height, but the clearance for this housing project is limited to a certain height of 12.65 meter only.

The appeal to reconsider the decision was rejected by the AAI. The VC/DDA took the matter up with the Chairman of the AAI vide DO letter No PS/VC/DDA/2023/176). Subsequently, the VC/DDA, along with the EM/DD and the concerned Executive Engineer, met on dated 30/10/2023 with the Chairman of the AAI to request a reconsideration of the height clearance issue. However, the request was denied on the grounds that the site falls under the approach funnel.

Given the above circumstances, the Chief Engineer (South) further explained that the project has already experienced significant delays, and obtaining the desired NOC from AAI seems unlikely.

After thorough discussion, the Board agreed with the proposal of the Chief Engineer (South) to foreclose the agreement under clause-13. The VC/DDA further instructed the Architectural and Engineering wings to re-evaluate the possibility of constructing low-rise luxury houses.

Minutes approved vide E-File No.: ENG/CESZ/0002/2023/SPD2/MHP-O/oEE(SPD-II) Computer. No.: 72742.

Sd/-
(Bhawna Gulati)
CAO

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

Sd/-
(Ashok Kumar Gupta)
EM/DDA

Sd/-
(Vijay Singh)
FM/DDA

Sd/-
(Subhasish Panda)
VC/DDA