



DELHI DEVELOPMENT AUTHORITY
(WORK ADVISORY BOARD)

Sub: Minutes of the 7th WAB (2025) Meeting held on 23.12.2025 at 11 AM in Conference Hall, VC Secretariat, DDA, 1st Floor, B- Block, Vikas Sadan, INA, New Delhi.

(Approved in e-office file no. 89013)

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

Present(S/Shri)

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|-----------------------|------------------------------|
| 1. N. Saravana Kumar | Vice-Chairman/DDA - Chairman |
| 2. Sanjay Kumar Khare | EM/DDA - Member |
| 3. Chetan P S Rao | FM/DDA - Member |
| 4. Rakesh Kakkar | CAO/DDA - Member |
| 5. Sanjay Kumar Khare | CE (HQ &QAC) - Member |
| 6. Sunil Kumar | EO-III to EM - Secretary |

Others (S/Shri)

- | | |
|------------------|---------------------|
| 1. K.S. Meena | CE (South Zone) |
| 2. Manisha Gupta | ACA, VC Office |
| 3. Amit Singh | Director (Works) |
| 4. Pramod Meena | SE/SCC-3/South Zone |
| 5. Deepak Bhat | EE/SPD-4/DDA |

1. WAB AGENDA of CE (South):

- A) 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 Houses i/c C/o Basements i/c Internal 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
- Part – A** Cluster-I C/o 207 HIG Houses (Balance Work) at the Risk & cost of M/s Larsen & Toubro Limited.
- B) Name of Work** C/o 852 (HIG/MIG/LIG) Houses at Vasant Kunj at Mehrauli-Mahipalpur Road, New Delhi, Near Sultangarhi Tomb.

Sub-Head	C/o 436 (311 MIG and 126 LIG) Multi Storeyed and Four Storeyed Houses i/c C/o Basements i/c Internal 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 – II.
Part – A	Cluster-3 C/o 213 Houses (157 MIG and 56 LIG) (Balance Work).
C) Name of Work	C/o 852 (HIG/MIG/LIG) Houses at Vasant Kunj at Mehrauli-Mahipalpur Road, New Delhi, Near Sultangarhi Tomb.
Sub-Head	C/o 416 HIG Multi Storeyed and 4 Storeyed Houses i/c C/o Basements i/c Internal 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.
Part – B	Cluster –IV C/o 209 HIG Houses (Balance Work) at the Risk & cost of M/s Larsen & Toubro Limited.

The agenda note of the above-mentioned subject works were presented before the 7th WAB meeting held on 23.12.2025 at 11:00 AM for approval of the deviated amount based on market rates after the limit of 20%, as stipulated in the agreement. It was informed by Chief Engineer (South Zone) that the work was taken up in the E-1 pocket of Vasant Kunj. The work was divided among 6 clusters and the present case is related to cluster – I, III & IV in which the agency is **M/s Best Buildwell pvt. Ltd.** The issues related to clusters II, V & VI have already been settled and the final bills in r/o those clusters have already been finalized.

It was apprised to the Board by Chief Engineer (South) that the work of 852 houses was split in the groups and awarded to M/s Larsen Toubro Ltd. & M/s EPI Ltd. in March, 2002 and July, 2002 respectively. However, a court case was filed by Delhi Science Forum, challenging the land use subsequent to which the work was stopped by the order of Hon'ble High Court of Delhi. The change of land use was permitted in 2004 after which the agencies were asked to restart the work but they refused to start the work and demanded compensation against the rise in market rates during the period from 2002 to 2004. The works were rescinded and the tenders were recalled. Since there was no response, the work was further sub divided in four clusters and tenders were re-invited. After multiple recalls of tenders, the works were awarded in the 7th attempt.



Chief Engineer (South) further apprised that as per the agreement provisions, upto 20% of the deviation (except foundation) in the quantities of agreement has to be paid at agreement rates whereas the deviation in excess of 20% limit have to be paid at market rates only. It was informed to the Board that the deviation based on market rate for various clusters is as below: -

Cluster-I Construction of 207 HIG Houses Rs. 21,29,42,712/-	Cluster - III Construction of 213 HIG Houses Rs. 5,17,16,438/-	Cluster - IV Construction of 209 HIG Houses Rs. 19,15,50,731/-
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Upon enquiry by the Board, about the reasons for the deviation in the work, it was informed by Chief Engineer(South) that after the award of the work, National Building Code 2005 was circulated which led to change in specifications of the structural elements resulting in deviation. Besides the NBC, new earthquake norms and revised fire norms were also published which also further led to increase in the quantity of items taken up in the agreement. It was also apprised that the estimate for cluster I and IV were prepared on CPWD DSR 1997 whereas the estimate for cluster III was prepared in CPWD DSR 2007. It was pointed out by FM, DDA that the agenda note submitted before the WAB by Chief Engineer (South) is not complete as it did not list out the reasons for the increase in cost of the project and the deviations. Further, it was not clear whether there were extra items or substituted items in the total deviation presented before Board. It was observed that cases of deviation that are put up before WAB should have proper justification on the increase in costs & deviation and the same should be divided into following parameters.

- a) Time Overrun
- b) Change in Scope
- c) Price Escalation
- d) Under Estimation

During the course of discussion, it was directed by the Board that all the cases of deviation, henceforth, to be presented before WAB, the deviated amount have to be categorized in factors mentioned above.



CAO, DDA enquired about the duration for which the market rates of the items have been calculated, to which CE(South) informed that the market rates have been taken for the period during which the work was executed.

During the course of discussion, it was noted by the Board that the cases are still being presented before Board after a significant delay. The VC, DDA expressed displeasure over the delay in bringing the cases for approval after the execution of work and not at the appropriate stage. VC/DDA directed EM/DDA to ascertain the reasons for delay in bringing the instant case before the WAB and take appropriate action including fixing responsibility.

Decision: -

After due discussion and deliberation, the Board approved the agenda note of Chief Engineer (South) for payment of deviated amount beyond the 20% limit on market rates, as proposed in the agenda as per the relevant clauses of the agreement for cluster I, III & IV.

Sd/-
(Rakesh Kakkar)
CAO

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

Sd/-
(Sanjay Kumar Khare)
EM/DDA

Sd/-
(Chetan P.S. Rao)
FM/DDA

Sd/-
(Dr. N. Sarvana Kumar)
VC/DDA

