

**DELHI DEVELOPMENT AUTHORITY**  
**(WORKS ADVISORY BOARD)**

No. WAB1 (76)/Vol.42/Secy./IV/2024/ 411

Dated: 30/05/2024

**Subject: Minutes of the 4<sup>th</sup> WAB (2024) Meeting on 13.05.2024-Reg.**

The Approved Minutes of 4<sup>th</sup> WAB (2024) Meeting held on 13.05.2024 at 11:00 AM in the Conference Hall, VC Secretariat, DDA, 1<sup>st</sup> 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:**

Chief Engineer (Narela Zone), DDA.

**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)- I & II, 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).

  
30/5/24  
Secretary (WAB)

**DELHI DEVELOPMENT AUTHORITY**  
**(WORK ADVISORY BOARD)**

**Subject: Minutes of the 4th WAB (2024) Meeting held on 13.05.2024 at 11:00 AM in Conference Hall, VC Secretariat, DDA, 1st Floor, B- Block, Vikas Sadan, INA, New Delhi. (Approved in e-office file no. 80000)**

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. Sunil Kumar	EO-III to EM	Secretary

**Others (S/Shri)**

1. Ashwani Kumar	CE (Narela Zone)
2. Manisha Gupta	ACA, VC Office
3. Amit Kumar Singh	Director (Works)
4. Rajeev Kr Sharma	SE(P&HQ), Narela Zone
5. K.K. Harit	SE/NCC-I/Narela Zone
6. U.C. Meena	SE (Elect.), Narela Zone
7. N.K. Sharma	EE/NPD-9/DDA
8. Satyender Yadav	EE/ELD-4/DDA

**WAB Agenda of CE(Narela):**

**Name of work: C/o 1750 Two BHK, 900 Three BHK & 1016 EWS houses (Design & built model) earmarked in Pocket-11, at sector A-1 to A-4, Narela.**

The agenda consisting of two items i.e. **Payment for extra height of building exceeding fourteen storeys (As per PAR-2012) & Payment for disposal of surplus excavated earth** for the above-mentioned housing project were presented by the CE (Narela) & discussed. The item wise discussion is as under:

**Item No.1: Payment for extra height of building exceeding fourteen storeys (as per PAR-2012)**

Chief Engineer (Narela) informed that the tenders based on conceptual drawings & prevailing building byelaws were invited in 2014 for the abovementioned work & the work was awarded in July 2015. During preparation of detailed drawings, UBBL-2016 was enforced & proposal was revised by utilizing the maximum permissible FAR & adjusting the buildings by keeping the criteria for providing large functional green space at the ground level & for accommodating the maximum number of dwelling units/flats. Consequently, the height of some towers increased beyond 45 meters and above 14 storeys, the same was approved in 342<sup>nd</sup> SCM.

It was also apprised by CE(Narela) that as per **schedule 'A'** of the agreement, **point no.5** which states that **"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)"**. The query regarding the same was asked in Pre-bid meeting and is reproduced as under: -



Query	Reply
<p>If building height exceeds 14 storeys extra payment as per PAR is applicable. However, PAR is applicable. However, PAR 2012 has only extra rates up to 12 storeys building only, kindly provide extra rates to be considered in case of above 14 storey building.</p>	<p>Up to 15 storeys: For every additional storey @Rs. 600 per sqm. of plinth area. Above 15 storeys up to 18 storeys: for every additional storey @ Rs.620/per sqm. of plinth area.</p>

It was informed by CE(Narela) that agency has submitted that PAR permits payment against many more factors for height of building exceeding 14 storeys & accordingly has claimed for extra payment for Rs.150,02,24,596/-. On detailed examination of the claim, considering the Stilt as a storey, the following three items found worth payable judiciously & analyzed for the agenda for putting before the WAB (as per CPWD OM No. DG /PAR/02 dated 20/01/2014). These items were further deliberated in EM secretariat and final amount after applying PAR 2012 rates & Contractor's abatement of 18.56%, is as under:

S.No.	Description of item	Amount claimed by the agency	Amount considered by the department
1	Making Stronger foundation to take load of one additional floor at a later date	Rs.65,58,87,015.70	Rs. 18,82,33,381
2	Fire-fighting with sprinkler system	Rs.35,39,54,243.66	Rs.27,57,22,158
3	Resisting earthquake forces individual floor	Rs.12,08,68,286.48	Nil
4	Fire- fighting with wet riser system	Rs.5,30,12,406.35	Nil
5	Extra for lightening conductors	Rs.1,63,841.69	Nil
6	Telephone conduits	Rs.3,27,683.37	Nil
7	Extra for passenger lift	Rs.13,83,50,000.00	Nil
8	TV/Computer conduiting	Rs.3,27,683.37	Nil
9	Extra amount on account of rate mentioned in pre-bid minutes above 14 storeys	Rs.17,73,43,435.60	Rs. 5,13,17,361
	TOTAL	Rs.150,02,24,596	Rs. 51,52,72,900

**Decision:**

After discussion and deliberations, the board agreed in-principle with the proposal of Chief Engineer (Narela Zone) amounting to Rs. 51,52,72,900/-, for payment of 3 items i.e. Making Stronger foundation to take load of one additional floor at a later date, fire-fighting with sprinkler system & payment on account of additional floor above 14 storeys as originally mentioned in reply of pre-bid query and as per CPWD OM No. DG /PAR/02 dated 20/01/2014. However, the responsibility of rates sanctioned lies with CE(Narela) and it is to be ensured that no undue benefit is given to the agency.

**Item No.2: Payment for disposal of surplus excavated earth**

CE (Narela) informed that above housing project involves construction of double basement. The area of plot is 1,49,173 sqm. Due to provision of double basement huge quantity of excavated earth was generated during the excavation. It was not feasible to stack this huge quantity of generated surplus earth within the premises of this housing Pocket-11. Hence the same was disposed by the agency to various DDA vacant plots in IFC Narela near UER-II having an average lead of 9 km from the construction site & other locations with the direction of the then Engineer in charge. CE (Narela) informed the board that the lead for disposal of surplus earth is not defined in the agreement. The agency has claimed Rs.34,51,88,846/- on account of disposal of surplus earth.

CE (Narela Zone) also highlighted some of the provisions in agreement related to disposal of earth and its levelling & dressing which are stated as under: -

**1. Reference: Scope of work, Page 359, Serial no. 14.**

*“Complete levelling/dressing including filling of earth, its supply, disposal of surplus earth as the case may be, is to be completed as directed by the Engineer-in-charge”.*

**2. Reference: Conditions of contract, works to be carried out page 353.**

*“The work to be carried out under the contract shall, except as otherwise provided in these conditions, include all labour, materials, tools, plants. Equipment and transport which may be required in preparation of and for and in the full and entire execution and completion of the works. The descriptions given in the Schedule of quantities (Schedule-A) shall, unless otherwise stated, be held to include wastage on materials, carriage and cartage, carrying and return of empties, hoisting, setting, fitting and fixing in position and all other labours necessary in and for the full and entire execution and completion of the work as aforesaid in accordance with good practice and recognized principles”.*

**3. Reference: Scope of Work, Page 361, Serial no. 22, Para 2**

*“The scope as described above is only indicative and not exhaustive. In addition to the above the contractor shall be responsible for executing all the items required for completing the houses in all respect to make the dwelling units habitable and ready for occupation and also all the services, make the environment fit for habitation with electrical, horticulture, rain water harvesting works complete as per direction of Engineer-in-charge.”*

CE (Narela Zone) informed that since no lead for disposal of surplus earth is mentioned in the agreement, the following methodology has been adopted for working out the amount for disposal of surplus earth.

- Up to 5 km lead no payment shall be admissible to the agency as in the similar agreement of Dwarka housing project in Pkt-5, Sec-14, Dwarka phase-II, the lead of disposal for dumping of surplus earth is considered as 5 km from the site of work.
- No labour component for loading, unloading & stacking has been considered as it is already in the scope of work and is irrespective of the lead.
- Similarly, the amount on account of levelling & dressing claimed by the agency is not admissible as it is already in the scope of work at page 359, serial no.14 & is independent of the lead.

As per the above methodology, the rate of disposal of surplus earth comes out to Rs.133.65/- per cum & the amount works out to Rs. **Rs.13,74,80,559/-**.



During deliberations, it transpired that the lead of disposal for dumping of surplus earth considered as 5 km from the site of work in case of Dwarka housing project in Pkt-5, Sec-14, Dwarka phase-II, has no connection with the present case of Narela housing, being executed through a separate contract. Therefore, the same cannot be considered. Further, as indicated above, this being an EPC contract, the scope as described is only indicative and not exhaustive; as such the contractor shall be responsible for executing all the items required for completing the project vide Agreement provision on Page 353, it is also mentioned that "*The work to be carried out under the contract shall, except as otherwise provided in these conditions, include all labour, materials, tools, plants. Equipment and transport which may be required in preparation of and for and in the full and entire execution and completion of the works*". It is also mentioned in the agreement that '*Complete levelling/dressing including filling of earth, its supply, disposal of surplus earth as the case may be, is to be completed as directed by the Engineer-in-charge.*'

It implies that leads of all items are included in the scope of work and also the disposal of earth is to be done as per direction of Engineer-in-Charge.

**Decision:**

**After discussion and deliberations, the proposal of Chief Engineer (Narela) was not agreed to by the WAB. The board is of the view that being an EPC contract, disposal of surplus excavated earth for all leads, as per the provisions of the agreement, falls in the ambit of the scope of work & is considered part of the agreement. Hence no payment is admissible.**

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