



**DELHI DEVELOPMENT AUTHORITY**  
[Office of the Secretary (CRB)]  
Contractor Registration Board  
1st Floor, Vikas Minar, New Delhi-110002

No. F4(8)72/Misc/CRB/DDA/2025/367

Date: 02/09/25

**OFFICE ORDER**

**Sub: Debarment from participating in all future tenders of DDA in respect of "M/s Grover Construction Co. Pvt. Ltd."**

Whereas the agency " M/s Grover Construction Co. Pvt. Ltd, Registered Add:- 5/9, Old Rajendra Nagar, New Delhi- 110060 has been awarded to work as mentioned below:

S. No.	Name of Agency	Details of work	Completion of work
1.	M/s Grover Construction Co. Pvt. Ltd	NOW – C/o 336 Multistoried HIG Houses at Mukherjee Nagar. SH- Construction of 90 M.S. (HIG) Houses including Pile foundation & internal electrification all complete (Group-III) Date of Award of work- 18.05.2007	Work Completed in 2010

Whereas various complaints regarding poor quality of the abovementioned work were received from residents in Aug-2012. Accordingly, repair works in the housing complex were carried out by DDA including the work of removal of grit plaster panels, plastering, replacement of PVC pipes etc. Despite extensive repair works carried out by the DDA, the complaints regarding cracks in beams, columns and falling ceiling plaster persisted.

Whereas in order to assess the structural condition of building and further process with the repair work of the said building, M/s National Council for Cement and Building Material (NCCBM) were engaged by the DDA for assessment of requirement of retrofitting work and preliminary assessment report was submitted by M/s NCCBM in February 2019 suggesting an immediate structural audit, which was entrusted to Prof. Shashank Bishnoi of IIT Delhi in Dec. 2021.

Based on a detailed technical investigation including non-destructive testing, chloride analysis, core sampling and carbonation studies, the structural audit report was submitted by Prof. Shashank Bishnoi of IIT Delhi in November 2022, which is summarized as below: -

- *The concrete in the structures is, at most locations, of a lower grade than that expected based on the design. Very low values of strength have been obtained in all types of members in most structures. This indicates the use of a high water to cement ratio in the concrete.*
- *This higher water to cement ratio has led to a faster rate of carbonation and a reduced protection to the reinforcement.*
- *The presence of chloride ions in the structure has led to a significant rate of corrosion of the reinforcement. This rate of corrosion has further increased due to the lower-than-expected protection provided by the concrete to the reinforcement. Given that the chloride content is sufficiently high in all structures and the grade of concrete is lower than expected in most structures, the high rate of corrosion exists in all structures in the complex.*
- *The absence of any trend in the concentration of chloride from the surface, inwards into the concrete clearly showed that the Chloride did not enter the concrete from the surface after the construction and were admixed into the concrete at the time of its preparation.*
- *The lower-than-expected strength of the concrete may also have contributed to the distress that is visible in the buildings.*

The report also confirmed that all 12 towers of the housing complex are structurally compromised and beyond economical repair. As per report of Prof. Bishnoi towers A, B & C also suffer from the same deterioration processes related to the corrosion of reinforcement as the other towers and there is little to no chance of achieving the desired life from the structure even if preventive measures or repairs are undertaken.

Whereas a show-cause notice was issued to **M/s Grover Construction Co. Pvt. Ltd.** on 29 May 2024 and follow up show cause notice issued on 20 January 2025, providing an opportunity to explain why action should not be taken against the agency.

Whereas in response vide letter dated 12 June 2024 you submitted representations requesting access to detailed technical records, drawings, and quality assurance documentation from the time of construction.

Whereas a further follow up show-cause notice was issued to the agency vide letter no. F2(3)/AE(P)/336MS houses/NMD-2/DDA/22 dated 18.07.2025, mentioning that the documents provided are sufficient to provide the reply to show cause notice.

Whereas, you failed to even reply to the follow-up show cause notice.

Whereas, this failure has caused a direct financial loss to the DDA in terms of emergency repairs, structural audits, legal proceedings, and rehabilitation arrangements. Moreover, it has severely damaged the reputation and credibility of DDA as a public development body. The gross negligence, technical incompetence, and utter disregard for structural integrity on the part of the executing agencies demand firm punitive action.

After examining, all the mentioned facts and in the interest of public accountability, **M/s Grover Construction Co. Pvt. Ltd**, Registered Add: - 5/9, Old Rajendra Nagar, New Delhi- 110060 is hereby debarred from participating in all future tenders of DDA.

  
(Er. Amit Singh)


Secretary (CRB)/DDA

To

**M/s Grover Construction Co. Pvt. Ltd,**  
**Registered Add: - 5/9, Old Rajendra Nagar,**  
**New Delhi- 110060.**

**Copy for kind information and necessary action to: -**

1. PS to VC/DDA for kind information of the latter
2. PS to EM/DDA for kind information of the latter
3. All CE(s), DDA. They are requested to circulate the order among all Executive Engineers (Field) for information and necessary action.
4. Director (Horticulture) Circle-I, II and III. They are requested to circulate the order among all Dy. Directors (Horticulture) for information and necessary action.
5. Director (System), DDA. It is requested to put the above said order on the DDA website under intimation to this office through email Id: [ddatender@dda.org.in](mailto:ddatender@dda.org.in)
6. Guard File.

  
Assistant Engineer  
(CRB)/DDA