

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


No. WAB1 (76)/Vol.42/Secy./II/2024/ 244  
(E- File No. 73445)

Dated: 10/4/24

**Subject: Minutes of the 2<sup>nd</sup> WAB (2024) Meeting on 12.03.2024-Reg.**

The approved Minutes of 2<sup>nd</sup> WAB (2024) Meeting held on 12.03.2024 at 3:30 PM 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.**

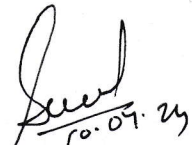
  
(Sunil Kumar)  
Secretary (WAB)  
o/c

**In Circulation to:**

Chief Engineer (Narela Zone), DDA.

**Copy to: -**

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

  
Secretary (WAB)  
o/c

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

**Subject: Minutes of the 2<sup>nd</sup> WAB (2024) Meeting held on 12.3.2024 at 3.30 PM in Conference Hall, VC Secretariat, DDA, 1st Floor, B- Block, Vikas Sadan, INA, New Delhi.**

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

**Present(S/Shri/Smt.)**

1.	Subhasish Panda	VC	Chairman
2.	Ashok Kumar Gupta	EM	Member
3.	Vijay Kumar Singh	FM	Member
4.	Bhawna Gulati	CAO	Member
5.	Sanjay Kumar Khare	CE(HQ)/CE(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.	K.K.Harit	SE/NCC-I/Narela zone
4.	U.C.Meena	SE(Elect.)/Narela zone
5.	N.K.Sharma	EE/NPD-9/DDA
6.	Satyender Yadav	EE/ELD-4/DDA

Two agenda notes-first agenda regarding Supplementary Agreement for Housing Projects in Pockets 3, 4, 6, 9, 13 & 14 at Sector A-1 to A-4 Narela and the second agenda regarding the payment of deployment of security personnel for watch & ward of the housing pockets in Sector G-2/G-6, Sector G-7/G-8 & Sector A-1 to A-4 Narela to the agencies were presented by the CE (Narela Zone) and discussed. The agenda wise conclusion is as under:

**Agenda Note 1**

Supplementary Agreement to the Original Agreement of the works for the Housing Projects in Pockets 3, 4, 6, 9, 13 & 14 in Sector A-1 to A-4 Narela. The details of the works are as under:

Sr. No.	Name of Works & Location	No. & type of flats	Tendered cost/ Estimated Cost (in Cr.)	PE amount/ RPE (in Cr.)	SDOS/ SDOC	% age progress	Revised target DOC
1.	C/o 625 Two BHK, 350 Three BHK & 376 EWS houses (Design & Built Model) Earmarked in Pocket-3, at Sector A-1 to A-4, Narela	<u>1400</u> EWS 384 2BHK 648 3BHK 368	472.36  501.41	592.30  882.33	22.7.2015  21.7.2019	99.00%	29-02-2024

2.	C/o 500 Two BHK 340 Three BHK & 325 EWS house (Design & Built Model) Earmarked in Pocket-4, at Sector A-1 to A-4 Narela	<u>1184</u> EWS 320 2BHK 512 3BHK 352	410.47 439.92	509.29 748.83	22.7.2015 21.7.2019	99.00%	29-02- 2024
3.	C/o 420 Two BHK 225 Three BHK &250 EWS house (Design & Built Model) Earmarked in Pocket-6, at Sector A- 1 to A-4 Narela.	<u>936</u> EWS 256 2BHK 448 3BHK 232	311.48 338.18	391.35 567.45	1.8.2015 31.7.2019	99.9%	29-02- 2024
4.	C/o 600 Two BHK 250 Three BHK & 320 EWS house (Design & Built Model) Earmarked in Pocket-9, at Sector A-1 to A-4 Narela	<u>1168</u> EWS 320 2BHK 576 3BHK 272	394.75 481.67	486.48 697.41	5.8.2015 5.8.2019	97.00%	29-02- 2024
5.	C/O 750 Two BHK 325 Three BHK & 412 EWS house (Design & Built Model) Earmarked in Pocket-13 at Sector A- 1 to A-4 Narela.	<u>1552</u> EWS 424 2BHK 776 3BHK 352	505.82 617.14	623.30 937.13	5.8.2015 5.8.2019	93.00%	29-02- 2024
6.	C/o 520 Two BHK 250 Three BHK & 294 EWS house (Design & Built Model) Earmarked in Pocket – 14, at Sector A-1 to A-4 Narela	<u>1056</u> EWS 296 2BHK 488 3BHK 272	358.61 437.56	459.54 632.70	5.8.2015 5.8.2019	98.00%	29-02- 2024

Chief Engineer (Narela) informed that the tenders based on conceptual drawings & the prevailing building byelaws were invited in 2014 for the above-mentioned works. The technical bid for these works were opened in Feb-2015 awarded in the middle of 2015. The time allowed for execution of the works was 42 to 48 months and the completion was stipulated to be achieved by August 2019. The planning part of all these works started in August 2015. The execution of the works started in August 2017 after some delay in the

planning phase due to delay in approval of drawings & statutory NOCs. During preparation of detailed drawings, UBBL 2016 was enforced & proposal was revised by utilizing the maximum permissible FAR & accommodating maximum number of dwelling units, along with increase in the width of balconies under the revised guidelines. The same was approved in 342<sup>nd</sup> SCM.

All the above-mentioned works are about to be completed except the minor items like fixing of sanitary fittings, final coat of internal paint in the flats etc. which are not immediately possible as substantial time is expected to be taken in allotment of these flats and some items are susceptible to thefts also. Hence, in these cases, the original contract may be finalized for Pocket-3, 4, 6, 9, 13 & 14 and the residual work may be done through the same contractor M/s BG Shirke Const. Tech. Pvt. Ltd. by drawing the Supplementary Agreement for the abovementioned balance items in the form prescribed in Annexure-11 of SOP documents in CPWD Works Manual-22.

The objective behind the proposed Supplementary Agreement is to hand over freshly finished flats to the allottee by providing final coat of internal finish at the time of possession and to avoid possible theft of costly sanitary & other fixtures & fittings till possession. The Drawing up of Supplementary Agreement is financially in the favour of DDA as these minor activities covered in this agreement may be got done comfortably at the time of handing over of possession and if got done at completion of work may worn out by the time of handing over of possession & cost much more, when redone later.

Provision of Supplementary Agreement for Electrical & Mechanical part already exists in the Original Agreement. This agenda has been presented for bringing the residual minor items/activities of civil part under ambit of the Supplementary Agreement.

The schedule of quantities & cost of Civil part for the Supplementary Agreement, based on the original Agreements, for Pockets-3, 4, 6, 9, 13 & 14 with the consent of the agency, enclosed as Annexure-B to G for perusal of the board.

**Table-'A'**

Pocket-wise detail of the amount for supplementary agreement is as under:-

Sr. no.	Pocket no	Estimated Cost (In Crores)	Tender cost (In Crores)	Amount (In Crores) for supplementary agreement in r/o civil works
1	3	501.41	472.36	1.51
2	4	439.92	410.47	1.30
3	6	338.18	311.48	1.00
4	9	481.67	394.75	1.32
5	13	617.14	505.82	1.76
6	14	437.56	358.61	1.20
<b>Total</b>		<b>2815.88</b>	<b>2453.49</b>	<b>8.09</b>

The authority competent to accept the tender will be the authority to order provisional closure of the original Agreement and the drawing up of the Supplementary Agreement.

**Decision: -**  
**After discussion and deliberations, the board agreed with the proposal of Chief Engineer (Narela Zone) for provisional closure of the Original Agreement & the drawing up of the Supplementary Agreement for the amount given in the table 'A' above for Civil work such as fixing of sanitary fittings & final coat of the internal paint in the flats for the Housing Projects in Pockets 3, 4, 6, 9, 13 & 14 in Sector A-1 to A-4 Narela.**

### Agenda Note 2

Payment of deployment of security personals for watch & ward of 6 housing pockets in Narela.

<b>1.Name of Work:</b>	Construction of 24,660 LIG & 4,856 EWS houses by using prefab technology (having structural RCC members i.e. columns, beams, & slabs all precast on walls and slabs are precast) in Narela & Rohini, Delhi (A Turnkey Project).
<b>SH</b>	C/o 11,566 LIG & 2,276 EWS Houses i/c internal development and electrification at sector G7 & G8 Narela, Sec.34 & 35 Rohini. (Group I).
<b>Name of Pocket</b>	<b>Pocket- 4, 5, 6&amp; 7 in Sector G7/G8, Narela.</b>
<b>Agency</b>	M/s B.G. Shirke Construction Technology Pvt. Ltd.
<b>Agreement No.</b>	01/EE/ND-12/DDA/2013-14
<b>Stipulated date of start</b>	03.05.2013 for Pocket-4&5in sector G7/G8, Narela. 28.10.2016 for Pocket- 6 & 7sector G7/G8, Narela.
<b>Stipulated date of completion</b>	02.05.2016for Pocket-4 & 5 in sector G7/G8, Narela. 26.04.2019 for Pocket- 6 & 7sector G7/G8, Narela.
<b>Extended/Actual date of completion</b>	02.09.2017 for Pocket-4 & 5 in sector G7/G8, 30.09.2020 for Pocket- 6 & 7sector G7/G8, Narela.
<b>2. Name of Work:</b>	Construction of 24,660 LIG & 4,856 EWS houses by using prefab technology (having structural RCC members i.e. columns, beams, & slabs all precast on walls and slabs are precast) in Narela & Rohini, Delhi (A Turnkey Project).
<b>SH</b>	C/o 13094 LIG 2579 EWS houses i/c internal development & electrification at Sec G-2 & G-6, & G-3 & G-4 Narela (Group-II).
<b>Name of Pocket</b>	<b>Pkt-1, 3,4,5&amp;6 in Sector G2/G6 and Pkt-11 in sector G7/G8, Narela.</b>
<b>Agency</b>	M/s B.G. Shirke Construction Technology Pvt. Ltd.
<b>Agreement No.</b>	: 02/EE/ND-12/DDA/2013-14
<b>Stipulated date of Start</b>	03.05.2013 for Pocket-1,3,4,5&6 in sector G2/G6Narela. 28.10.2016 for Pocket-11 in sector G7/G8, Narela
<b>Stipulated date of completion</b>	02.05.2016 for Pocket-1,3,4,5&6 in sector G2/G6Narela. 26.04.2019 for Pocket-11 in sector G7/G8, Narela.
<b>Extended/Actual date of completion</b>	22.09.2017 for Pkt-1,3,4,5&6 in sector G2/G6 12.11.2020 for Pocket-11 in sector G7/G8, Narela.

<b>3. Name of Work:</b>	C/O 1696 EWS & 280 CAT-II houses on design & built in Pocket-1A, Sector A1 to A-4 Narela i/c internal development and electrification. (A Turnkey Project)
<b>Name of Pocket</b>	<b>Pocket-1A, Sector A-1 to A-4, Narela.</b>
<b>Agency</b>	M/s B.G. Shirke Construction Technology Pvt. Ltd.
<b>Agreement No.</b>	61/EE/ND-4/DDA/2013-14.
<b>Stipulated date of Start</b>	29.03.2014,
<b>Stipulated date of completion</b>	28.03.2017
<b>Extended/Actual date of completion</b>	17.05.2019
<b>4. Name of Work:</b>	C/O 2561 EWS & 419 CAT-II houses on design & built in Pocket-1B, Sector A-1 to A-4 Narela i/c internal development and electrification. (A Turnkey Project).
<b>Name of Pocket</b>	<b>Pocket-1B, sector A-1 to A-4, Narela.</b>
<b>Agency</b>	M/s B.G. Shirke Construction Technology Pvt. Ltd.
<b>Agreement No.</b>	62/EE/ND-4/DDA/2013-14.
<b>Stipulated date of Start</b>	29.03.2014,
<b>Stipulated date of completion</b>	28.03.2017
<b>Extended/Actual date of completion</b>	20.05.2019
<b>5. Name of Work:</b>	Construction of 325 Two BHK, 170 Three BHK & 194 EWS Houses (Design & Built Model) Earmarked in Pocket-7 at Sector A1 to A4; Narela.
<b>Name of Pocket</b>	<b>Pocket-7, Sector A-1 to A-4, Narela.</b>
<b>Agency</b>	M/s B.G. Shirke Construction Technology Pvt. Ltd.
<b>Agreement No.</b>	14/EE/ND-4/DDA/2015-16
<b>Stipulated date of Start</b>	05.08.2015
<b>Stipulated date of completion</b>	05.02.2019
<b>Extended/Actual date of completion</b>	28.08.2023
<b>6. Name of Work:</b>	Construction of 2128 EWS & 348 Category II houses on Design & Built basis in Pocket-1C at Sector A-1 to A-4, Narela i/c Internal development & Electrification. (A Turnkey Project).
<b>Name of Pocket</b>	<b>Pocket-1C, sector A-1 to A-4, Narela.</b>
<b>Agency</b>	M/s Ahluwalia Contracts (India) Limited
<b>Agreement No.</b>	11/EE/ND-4/DDA/2014-15
<b>Stipulated date of Start</b>	03.06.2014,
<b>Stipulated date of completion</b>	02.06.2017
<b>Extended/Actual date of completion</b>	25.06.2020

The agenda note submitted by Chief Engineer (Narela Zone) on 12.03.2024 for making payment to agencies on account of deployment of security personals for watch & ward of housing pockets Narela of 6 housing projects mentioned above amounting to Rs. 20,53,98,858/- (Twenty Crore fifty three lakhs ninety eight thousands eight hundred fifty eight only) to M/s B. G. Shirke Const. Tech. Pvt. Ltd. & Rs. 1,07,54,792/- (One crore seven lakhs fifty four thousand seven hundred ninety two only) to M/s Ahluwalia Contracts (India) Ltd.

The housing projects under reference were awarded to M/s B. G. Shirke Construction Technology Pvt. Ltd. and M/s Ahluwalia Construct's (India) Limited. The works were physically completed on extended date of completion.

The agency provided security personnel for watch and ward of the completed flats during various shifts for all the housing pockets in reference. The issue of payment for the watch and ward services cropped up for all the above-mentioned pockets.

CE(Narela Zone) intimated that the claim raised by both agencies on this account has been compared with different methodologies, shown in tabular form as under:

<b>A M/s B.G. Shirke Construction Technology Pvt. Ltd.</b>							
S. No	Name of Pocket	Name of Division /Locality	Amount actual claimed by agency (including GST 18%, CP 15% and Labour cess 1%) ( in Rs. Crore)	Amount for actual number of Security guards deployed by agency corrected on Minimum wages ( in Rs. Crore)	Actual Deployment of Security guards done by DDA on site including GST 18%, CPOH 15% & Labour Cess 1% ( in Rs. Crore)	Payment being proposed to be made to agency ( minimum amount of the previous columns)	Actual payment made to the security agency by M/s B G Shirke ( in Rs. Crore)
<b>A M/s B.G. Shirke Construction Technology Pvt. Ltd.</b>							
1	Pocket-4 & 5	NPD-1 Sector-G2/G7	9.67	12.84	8.22	<b>8.22</b>	23.51
	Pocket -6 & 7		3.50	4.74	4.31	<b>3.50</b>	
	Pocket - 11		2.03	2.59	2.18	<b>2.03</b>	
2	Pocket 1,3,4,5&6	NPD-6 Sector-G6	4.96	7.07	6.42	<b>4.96</b>	
3	Pocket -1A	NPD-4 Sector-A1 to A4	1.43	1.90	0.57	<b>0.57</b>	
4	Pocket -1B		1.81	2.48	1.0	<b>1.00</b>	
5	Pkt-7	NPD-5	0.38	0.49	0.26	<b>0.26</b>	0.38
<b>Grand Total</b>			<b>Rs23.78 Cr.</b>	<b>32.10 crore</b>	<b>22.96 crore</b>	<b>20.54 crore</b>	<b>23.89 Crore</b>

<b>B M/s Ahluwalia Contracts (India) Limited</b>							
S. No	Name of Pocket	Name of Division /Locality	Amount actual claimed by agency	Amount for actual number of Security guards deployed by agency corrected on Minimum wages ( in Rs. Crore)	Actual Deployment of Security guards done by DDA on site including GST 18%, CPOH 15% & Labour Cess 1% ( in Rs. Crore)	<b>Payment being proposed to be made to agency ( minimum amount of the previous columns)</b>	Actual payment made to the security agency by M/s Ahluwalia Contracts (India) Limited ( in Rs. Crore)
1	Pocket -1C	NPD-4 Sector-A1 to A4	1,07,54,792	1,11,60,970	1,33,05,989	<b>1,07,54,792</b>	1,26,85,377
Grand Total			1,07,54,792	1,11,60,970	1,33,05,989	<b>1,07,54,792</b>	1,26,85,377

CE(Narela Zone) has intimated that a similar case for watch and ward in similar housing pockets in year 2017 is worth mentioning, wherein, due to contradictory opinions of various officers regarding the issue of the contradictory clauses of agreement w.r.t. payment of charges for deployment of watch and ward, legal opinion was sought. On the advice of the legal department, VC/DDA allowed to put up the agenda for approval before WAB. The agenda was discussed in various WAB meetings and was finally approved in 4<sup>th</sup> WAB meeting in 2021.

It is pertinent to mention here that a committee of two Chief Engineers of DDA was constituted by WAB for assessment of the justified amount to be paid against the claim of the agency.

The present case shall be assessed accordingly. The Agreement conditions in the present case are similar to that of Agreement conditions of the earlier case which was discussed. It was also informed that the nature of the work is similar and conditions at the site are also similar. The agency has deployed security personnel for watch and ward of completed flats and is claiming payment of charges against the same.



**Decision:-**

After due discussion and deliberation, the board was of the opinion that the payment on account of deployment of the security personnels to both the agencies is quite admissible but to assess & verify the actual expenditure on the security deployment, a Three-Member Committee consisting of Chief Engineer (Rohini), Chief Engineer (North Zone) and Chief Accounts Officer has been constituted. The mandate of the committee shall be as under :

1. The present norms being followed by DDA while making payment for watch & ward charges in the recent housing schemes.
2. Justification of amount demanded by the agency.
3. Whether the concerned agency was executing any other housing projects in the vicinity during the period for which watch & ward charges are being claimed by the agency.

The Committee will give its final recommendation within a month's time. The agenda was deferred till the report is submitted by the Committee.

The meeting ended with thanks to the Chair.

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