



DELHI DEVELOPMENT AUTHORITY
(WORKS ADVISORY BOARD)


No. WAB1 (76)/Vol.42/Secy./IV/2025/ 491

Dated: 24.06.25

Subject: Minutes of the 4thWAB (2025) Meeting on 12.06.2025-Reg.

The Approved Minutes of 4thWAB (2025) Meeting held on 12.06.2025 at 12:00 PM in the Conference Hall, VC Secretariat, DDA, 1st 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), (East), (North), (South), (Dwarka) & (Rohini).

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)- 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 4th WAB (2025) Meeting held on 12.06.2025 at 12:00PM in Conference Hall, VC Secretariat, DDA, 1st Floor, B- Block, Vikas Sadan, INA, New Delhi.

(Minutes approved vide E-File Computer. No.:- 89013)

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

Present(S/Shri)

1. N. Sarvana Kumar	Vice-Chairman	Chairman
2. Sanjay Kumar Khare	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. Col. Deepak Suyal	CE(Narela Zone)
2. Manisha Gupta	ACA, VC Office
3. Amit Singh	Director(Works)
4. K.K.Harit	SE/NCC-1/Narela Zone
5. U.C. Meena	SE(Elect.)/Narela Zone
6. Rakesh Kumar	EE/NPD-9/DDA
7. Satyendra Yadav	EE/ELD-04/DDA
8. KauserFirdos	ACA/Narela Zone

I. 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 note for the items i.e.(1)Supplementary Agreement& for accord of In-Principle approval for (2)Payment in r/o extra items for (a)additional one number garbage chute,(b)Fire Lift lobby Pressurization System,(c)SITC of two no. community hall lifts for the above-mentioned housing project were presented by the CE (Narela Zone) & discussed. The item wise conclusion is as under:

Item No.1:-Supplementary Agreement in r/o work of C/o 1750Two BHK, 900 Three BHK & 1016 EWS Houses (Design & Built Model) Earmarked in Pocket-11 at Sector A-1 to A-4, Narela.

Chief Engineer (Narela) informed that the work for the above mentioned housing pocket-11 is completed except some minor items like (a) fixing of C.P fittings & (b) final coat of internal painting in the flats which are not immediately required as it is expected to take substantial time in selling the entire flats. It was apprised by CE(Narela) that the main objective behind the proposed Supplementary Agreement is to hand over freshly painted flats to the allottee by providing final coat of internal painting at the time of possession and to avoid possible theft of costly C.P fittings in the period till possession.

It was discussed that the drawing up of Supplementary Agreement is financially in the favour of DDA as these minor items covered in this agreement may be got done comfortably at the time of handing over of possession and consequently escalation and extended period of EOT can be avoided. Hence in this case, it is desirable to close the original contract as mentioned above and the residual work may be done through the same contractor i.e. M/s B.G.ShirkeConst.Tech.Pvt. Ltd. by executing the Supplementary Agreement .The period of supplementary agreement will be upto DLP(Defect Liability Period) i.e. 2 years from the date of closure of the original agreement.

It was informed by CE(Narela) that as per the CPWD works manual "Since, there is no provision of drawing supplementary agreement in the original agreement therefore, the case is put up to the board for seeking approval of drawing supplementary agreement". Therefore the agenda for drawing up of the supplementary agreement is put up for perusal & approval of WAB.

The schedule of quantities & cost of civil part for supplementary agreement based on the original agreement for pocket-11 with the consent of agency is Rs.3,54,94,498/- (Rupees Three crore Fifty four lakh ninety four thousand four hundred ninety eight only).

Decision:-

After discussion and deliberation, the board (WAB) agreed In Principle with the proposal of Chief Engineer (Narela) for the drawing up of the Supplementary Agreement for the amount of Rs.3,54,94,498/- for civil work such as fixing of sanitary fittings & final coat of the internal paint, etc. in the flats for the housing pocket-11 in sector A1 to A4, Narela.

Meanwhile, during the deliberation of proposal of supplementary agreement the board also took note of the security aspects of this housing pocket during DLP (defect liability period) i.e. up to 2 years from date of closure of the original agreement. CE (Narela) clarified that as per the original scope of work under Defect Liability period (DLP), the contractor i.e. M/s B.G. Shirke Cons. Tech. Pvt. Ltd. is responsible only for the



watch & ward of external services & non handed over flats. The security of entire pockets falls under the purview of DDA except watch & ward of external services & non handed over flats which would require the deployment of additional private security personnel by tendering or by AWPO agency engaged by Personnel branch, thereby incurring additional expenditure, since this responsibility lies beyond the contractor's original scope of work.

However, it transpired during discussion that involving two separate agencies for security within a single pocket could lead to accountability issues in the event of theft or some other mishaps. To ensure smooth operations and clear responsibility, the Board advised that the same agency i.e. M/s B.G. Shirke Cons. Tech. Pvt. Ltd. may be considered for the complete security of the housing pocket till the DLP. The modality for the payment of this work shall be worked out in consultation with the finance wing.

Item No-2: - Payment in r/o work of C/o 1750 Two BHK, 900 Three BHK & 1016 EWS Houses (Design & Built Model) earmarked in Pocket-11 at Sector A-1 to A4, Narela.

2(a). Additional one number of Garbage chute

CE(Narela) informed the Board that as per the original scope of work only one garbage chute was to be provided in each tower. The decision for providing additional one number garbage chute was taken by the CE(Narela) & conveyed to the agency vide letter dated 07.02.2023.

It was apprised to the Board that the above mentioned item was presented by the Chief Engineer (Narela) in the 1st WAB meeting of 2024 held on 23.01.2024 for accord of In-Principle approval for the payment of this one no. additional garbage chute in each tower which was not agreed by the board on the ground that garbage collection needs to be done from door to door as per Govt. policy and therefore there is no need to provide the additional garbage chute & directed to CE(Narela) not to execute this item further & payment to be made only for the work/quantity already executed. In the meeting held on 23.01.2024, the board was apprised that till date **two(02) Nos. garbage chutes had already been provided in other similar adjacent housing pockets (i.e. pkt-3,4,6,7,9,13,14)&** in 2 no. towers of the housing pkt-11 in compliance of decision of CE(Narela) dated 07.02.2023.

In this matter it was apprised to the board by CE(Narela) that it could not be informed by then Chief Engineer to the WAB, that complete material for the entire pocket-11 has already been procured at site by the agency for the project in compliance to the direction of CE(Narela) dated 07.02.2023 to the agency as cited above. It was further informed by CE(Narela) that the proposal is only for payment of already procured materials amounting to RS 96.00 Lakhs only and not for the installation of the same.

Decision:-

After discussion and deliberation, the Board agreed Inprinciple with the proposal of Chief Engineer (Narela), for payment as extra item of only procurement of the material for additional garbage chute brought at site before conveying the decision of not



installing additional chute amounting to Rs. 96,00,000/-. However, the responsibility of rates and quantities lies with the Chief Engineer (Narela).

2(b). Fire Lift lobby pressurization system

CE(Narela) informed the Board that the work is an EPC/Turnkey project which includes designing and construction of the above project including getting approval from statutory authorities before start of construction works at site. As per scope of work, Planning, Designing and providing of lift, etc. was based on NBC 2005. After getting the approval of drawings by screening committee, the same had been submitted to Delhi Fire Service(DFS) to obtain the pre Fire NOC to start the work. Accordingly, DFS had issued pre Fire NOC vide no. F6/DFS/MS/BP/2016/297, dated: 22-11-2016 wherein it was mentioned with respect to lift lobby pressurization that "*lift lobby/staircase or corridors shall be installed as per NBC Part-4 and as per clause 9.3.2 of UBBL 2016*".

- (a) As per aforesaid DFS Pre -NOC guidelines, the agency had executed the work at site.
- (b) However, upon the inspection of DFS regarding issuance of FireNOC, the DFS vide no. F.6/DFS/MS/2023/WZ/4527, dated 29-12-2023 had issued observations that "Pressurization is not provided in lift lobby of Fire Tower".

It was apprised that the additional work was carried out in the compliance of observation of fire department to get the final Fire NOC as this work was not within the scope of the original agreement. It was informed by CE(Narela) that the work of lift lobby pressurization system in Fire Towers has been executed by the agency as an Extra Item & Fire NOC has been obtained from the DFS. The likely expenditure to be incurred in this item is Rs. 3,10,79,716/-.

Decision: -

After discussion and deliberation, the board agreed In Principle with the proposal of Chief Engineer (Narela) for payment of extra item of Fire Lift lobby pressurization system at Pocket-11, Sector A1 to A4, Narela amounting to Rs. 3,10,79,716/-. However, the responsibility of rates shall lie with Chief Engineer (Narela).

2(c). SITC of two no. community hall lifts.

CE(Narela) informed the Board that the above said Agreement is an EPC/Turnkey project which includes designing and construction of whole housing pocket. As per scope of work, Planning, Designing and providing of lift, etc. was based on NBC 2005.

However, as per Chapter 11 of the UBBL 2016, the "Provision for universal design for persons with disabilities, Elderly and Children" was introduced in UBBL 2016.

Earlier no provision of Community hall Lift was provided in the approved drawing of DDA vide Screening Committee 342nd Meeting held on dated 08/08/2016, . However, the provision of lifts in Community Halls was later incorporated in the Modified Drawing

of the above Building Plan and was approved by the Screening Committee 413th Meeting held on dated 15/06/2023.

It was also apprised to the board that as per the architectural control norms mentioned in the agreement, the agency has to ensure barrier free movement.

Decision:-

After discussion and deliberation by the Board, the item was deferred.

Special Instructions to all Chief Engineers

During the course of discussion by WAB, it was observed by the Board that the items presented for the In-principle approval before it, have already been executed at site and now have been presented for Ex-post facto approval only which is not the correct way. It was directed to issue clear instructions to all the Chief Engineers to present the cases for principle approval / decision at the appropriate time only i.e. before the execution of work and not after the execution .

Sd/-
(Bhawna Gulati)
CAO

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

Sd/-
(Sanjay Kumar Khare)
EM/DDA

Sd/-
(Vijay Singh)
FM/DDA

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

