

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

No. WAB1 (76)/Vol.42/Secy./1/2024/ 24

Dated 04/03/2024

**Subject: Minutes of the 1st WAB (2024) Meeting-Reg.**

**(Minutes approved vide E-File No: Eng/EE/0001/2023/F81/O/o/EE (NPD-IX)**

**Computer. No.: 72899**

The Minutes of 1<sup>st</sup> WAB (2024) Meeting held on 23.01.2024 at 11:30 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 favor of information & necessary action.

**Encl: As above.**

(Narender 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.
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 1st WAB (2024) Meeting held on 23.01.2024 at 11:30 AM in Conference Hall, VC Secretariat, DDA, 1st Floor, B- Block, Vikas Sadan, INA, New Delhi**

**(Minutes approved vide E-File No.: Eng/EE/0001/2023/F81/O/o/EE(NPD-IX)**

**Computer. No.: 72899**

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

**Present(S/Shri)**

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. Narender 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. Satender Yadav	EE/ELD-4/DDA
7. Rajeev Kumar	EE/NPD-2/DDA

Two agenda notes for Extra/Substitute Items for Housing Project in Pocket-11, Sector A-1 to A-4 , Narela were presented by the CE(Narela Zone) and discussed. The item wise conclusion are below:

**Agenda Note 1 was consisting of 4 Nos. Extra item statements for providing the Fire Tower, RO/Geyser point and Anti Smog Gun.**

**Extra Item statement No.1 (Fire Lifts in Fire Tower)**

**Extra Item statement No.2 (Fire Fighting System in the Fire Tower)**

The work under reference is an EPC/Turnkey Project which includes designing and construction of the above project including obtaining approval from statutory authorities before start of construction work at site. The Agency had prepared the drawings as per agreement and the then existing UBBL and submitted to DDA vide letter no. BGSTPL/DDA/DPP/PRO-IV/2015/ 26 dated 29.09.2015 which were got approved by



Screening Committee in their 342<sup>nd</sup> meeting held on 08/08/2016 (Agenda Item No.- 88:2016). The approved drawings were further submitted to various statutory authorities like DFS/AAI/DUAC/EIA for approval before actual start of work. DFS advised vide letter No.F6/DFS/MS/BP/2016/297 dated 22.11.2016 the Guidelines (Pre-NOC) & drawings incorporating the Fire Tower comprising Fire Lifts and firefighting system works as per UBBL & NBC-2016 part-IV and requesting for re-submitting the drawings by considering the UBBL 2016 asking to provide fire tower consisting of fire lift & firefighting system.

As per agreement, lift provision i.e., "*minimum 02 Nos. lifts in each block are to be provided i.e. 01 No for 20 passengers, stretchers/hospital lift in addition to 01 No passenger lift (minimum 13 passenger capacity). However, as per NBC provisions/traffic analysis requires more Nos/capacity of lift, the same shall have to be provided*". In compliance of NBC provisions/traffic analysis, 72 nos. of lifts instead of 48 Nos. lifts (minimum 02 lifts per block) have been provided in 24 nos. blocks.

Therefore, these 24 lifts of 8 passengers as well as firefighting system installed in fire tower are also considered as additional work beyond the scope of the agreement provision.

The tentative amount for this additional item as mentioned by CE(Narela) is Rs 13,29,95,827( 10,29,57,419 +3,00,38,408).

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer (Narela zone) to approve above-mentioned extra items.

#### **Extra Item statement No.3 (Providing of R.O/Geyser point in kitchen of all DU's)**

The then Vice chairman, DDA had visited the site on 20/08/2020 and the MoM of inspection was issued vide Letter No. PS/OSD to VC/DDA/2020/150 dated 25/08/2020 in which it was directed to enhance the utility like giving sufficient plug points, water tap for washing machine etc. Accordingly, Agency has provided RO/Geyser points in the kitchen as an extra item beyond the already approved IEI layout plan as per provision in the agreement on 31/07/2018. It was reported by CE(Narela) that 3792 no. of points will be provided for the 3792 DU's (EWS, 2BHK, 3BHK) & work is in progress. The tentative amount for this additional item as mentioned by CE (Narela) is Rs 2,26, 11,308.

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer (Narela zone) to approve above-mentioned extra item.

#### **Extra Item statement No.4 (Providing & installation of Anti-Smog Gun)**

In compliance of the orders of Hon'ble Supreme Court dated 25.11.2019 in case of WP(C) 13029 of 1985, the department of Environment issued guidelines / mechanism for using Anti-Smog Gun in construction and demolition projects having built-up area more than 20,000 sqm. vide letter No. DPCC/(12)/(1)/285-lab(A)/2020/2790-2810 dated 16.09.2021.



The project site in question has built up area 7,26,118 sqm. so, use of anti-smog gun became mandatory. The NIT for the above work was published by EE/ND-4/DDA with last date of submission of the tender as 20/03/2015. Accordingly, the agency had installed 4 No. anti-smog guns and operating the same for dust mitigation in the surrounding atmosphere apart from the existing provision for dust control on ground / road as an Extra Item in compliance of above-mentioned orders. The tentative amount for this additional item as mentioned by CE (Narela) is Rs 50,73,289/-

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer (Narela zone) to approve above mentioned work as extra item in the work.

**Agenda Note 2 was comprising of following extra/substitute items:**

**Item no.1: Providing and fixing Fibreglass Reinforced Plastic (FRP) Grill/ Jali Louvers of plane sheet of average 3mm thickness in EWS buildings only.**

The above FRP Grill was proposed as extra item as it camouflages the stacks of plumbing and sanitary pipes which otherwise give an unaesthetic look. The tentative amount for this additional item as mentioned by CE (Narela) is Rs. 42,06,948.

After due discussion and deliberations, **the Board did not agree** with the proposal of Chief Engineer (Narela zone). The board was of the view that providing the FRP grill will merely give aesthetic look and will increase the cost of EWS flats. Hence the item was denied by the board.

**Item No.2: Providing and fixing false ceiling 12.5 mm thick tapered edge gypsum plain board in Entrance Lobby at stilt floor only .**

The above item of false ceiling was proposed as extra item to be provided at the entrance to the building. There are various firefighting pipes running below the roof of stilt at the entrance which gives an awkward look. In order to hide these pipes & giving a decent aesthetic look, the false ceiling is being provided. The tentative amount for this additional item as mentioned by CE (Narela) is Rs. 23,50,652.

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer (Narela zone).

**Item No.3:-P/F Structural steel work riveted, bolted or welded in built up sections, trusses and framed work, etc. with FRP roofing sheet 2.0 mm thick average over Steel truss at the central opening of building/tower at roof level.**

There is a central opening in the building which is open to sky and is proposed to cover from galvanised iron structure supporting FRP roofing sheet for stopping rainwater / bird dropping into the opening & surrounding areas down below, which would get accumulated in stilt floor causing flooding of water, nuisance to the occupants & unhygienic conditions. Further the rainwater may also intrude in the corridor creating puddle in the corridors and creating nuisance

the occupants. Hence covering at terrace level is functional requirement & felt necessary. It has assured that the ventilation purpose of the central opening remains uninterrupted. This arrangement has already been done in earlier similar projects at similar locations. The above item was proposed to be paid as extra item. **The tentative amount for this additional item as mentioned by CE (Narela) is Rs. 3,48,89,868.**

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer (Narela zone).

**Item No.4: Providing & laying a HDPE pipe to be used in gas line at a later date.**

This item was not presented by the Chief Engineer (Narela zone) before the Board considering not payable being under contractor's scope of work

**Item No.5: Providing and fixing in position collapsible steel doors at Entrance & Exit point of the building .**

**Reference: F1(15)22/SE (P & HQ)/Narela/DDA/203 dated 28.07.2023**

All Buildings/Towers have four entry/exit points through which any person can have access to the building. If collapsible door is provided in each of these points, then on keeping three of them closed & only one guarded point open for entry/exit can provide effective security for the building in general as well as the event of any mishap/vandalism. Very little occupancy is expected in the beginning. Significant occupancy may take two years' time. As such the deployment of guards can be minimised by providing the collapsible doors & allowing entry/exit through one point only in the beginning till occupancy becomes significant. This will help in preventing the incidents of theft/vandalism in the beginning & low occupancy with minimum cost of watch & ward. It was also appraised to the board that the cost of providing collapsible doors will be covered out of the savings in the cost of watch & ward. The tentative amount for this additional item as mentioned by CE (Narela) is Rs. 31,74,828.

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer (Narela zone).

**Item No.6: Providing and fixing nickel-plated M. S. pipe curtain rods with nickel plated brackets.**

As per the agreement and scope of works, curtain rods are to be provided. There is wide variety of curtain rods in the market from ordinary to fancy range. The occupant may like to provide the curtain rods of their choice. Hence it was proposed not to provide curtain rods leaving it to the occupants. Hence deduction item has been proposed for not providing the curtain rods as per the agreement provision. The tentative deduction amount for this not executed item as mentioned by CE (Narela) is Rs.33,44,827.

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer(Narela zone) to make deduction item..



**Item No.7 : - P/F of kitchen platforms 700mm wide and 800mm against the provision of 600mm wide and 800mm high from approved granite (for HIG/MIG Building only).**

**Reference: EM1(10)2020/CPM-II/DDA/790 dated 08/07/2022**

As per the agreement kitchen platform is to be of 600mm width. However, with the 4 burner gas hobs/ stoves becoming common among the occupants 600mm wide platform is felt inadequate which causes inconvenience to the occupants results in alteration in the kitchen. Hence in order to improve the functioning it was decided by the EM/DDA to increase the width of platform from 600mm to 700mm in HIG/MIG flats conveyed vide above MOM. The same is being provided. The tentative amount for this additional item as mentioned by CE (Narela) is Rs. 48,49,860.

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer (Narela zone).

**Item No.8:-P/F minimum 10 mm thick Granite/stone of any colour and shade in ventilator sill, Jambs & soffit (all round) against the provision of paint .**

The contract stipulates provision of marble/granite stones in jambs, sills and soffit (all around) of doors and windows opening only and nothing is specified as such for ventilator openings. Hence providing of granite in ventilator was proposed as extra item.

After due discussion and deliberations, the **Board did not agree** with the proposal of Chief Engineer (Narela zone) for payment as extra item. The board was of the view that ventilator is also a part & parcel of door and window and needs not to be specified particularly so, it is understood to be already in the scope of work and no payment will be made to the agency for executing this item.

**Item No.9 : - P/F Granite stone /Kota stone cladding up to ceiling level in lift lobby against the provision of acrylic emulsion paint .**

**Reference: EM1(10)/2019/BGSCTPL/Misc./DDA/3378 dated 13.11.2019**

As per the scope of work of the agreement lift core wall (facia of wall having lift door) is to be cladded with granite stone for MIG/HIG buildings and Kota stone in EWS towers. Decisions given by Worthy VC during Narela site visit were conveyed vide above referred MOM dated 13.11.2019 & also vide CE inspection note issued by SE(P) dated 19.10.2020 which states that Granite stone cladding in lift lobby to be provided in full height to keep parity with other housing schemes in adjoining area. Also, to avoid complications with occupants after sale of building the cladding needs to be provided similar to other adjoining housing scheme. In lieu of same since in earlier completed project the lift lobby has been cladded all around up to ceiling height, therefore it needs to be cladded here in this project also to avoid disparity and was proposed as substitute item. The expenditure involved in providing this item is approximate amount Rs. 12,09,61,193/-

During the discussion the CE(Narela zone) informed that no quantity for this item has been executed in pkt.11 whereas in other 7 housing projects of sector A1 to A4 quantities has been partially executed in some towers except pkt.6. After thorough discussion and deliberations, the board decided not to further execute this item as it will increase the cost of the flats and consequently their sale price. Hence the item denied by the Board for further execution. However, it was also decided that payment will be made for the quantity already executed in various pockets till date.

**Item No.10:-Providing & installation of additional Garbage Chute.**

**Reference: F3(03)/MOM/SE/NCC-2/DDA/25 dated 07/02/2023.**

As per scope of work defined in the agreement only one garbage chute is to be provided in each tower for garbage disposal without categorizing for wet or dry garbage. However, as per current bye laws as well as that prescribed by the EIA separate garbage chute is to be provided for disposal of wet and dry garbage and hence one additional garbage chute is being provided which is a mandatory provision as per EIA and will be paid as an extra item. The same was also directed vide above referred MOM dated 07/02/2023. The expenditure involved in providing this item is approximate amount Rs. 1,04,02,746/- for providing additional garbage chute.

During discussion, the board was of the view that the garbage lying at ground floor coming from garbage chute creates foul smell and discomfort to residents. Also, the board is of the view that garbage collection needs to be done from door to door as per Govt. policy and so no need to provide additional garbage chute. However the Chief Engineer (Narela Zone) informed that both the garbage chute had already been provided in other housing pockets and two towers of this pocket.

After detailed discussion & deliberations, the item has not agreed by the Board except the work already done. Tentative amount for already provided in 2 towers as stated by CE(Narela) out of 29 towers is Rs. 7.50 lacs by proportionate.

**Item No.11: Providing and Laying Ductile Iron Pipe to carry water from Bore well to Treated water tank of STP 1 & 2 and from treated water tank of STP 1 & 2 to Boundary wall by over flow**

**Reference: F1(15)22/SE (P& HQ)/Narela/DDA/203 dated 28.07.2023**

The project has triple water supply system depending on use of water namely

- a. Raw water being the source of water for direct supply for washing & extra tap in bathroom after softening through softening plant to be provided by the agency and direct supply for the purpose of drinking in Kitchen and bathing & Wash basin.
- b. Domestic water supply line source being DJB supplied water /treated bore water direct supply for washing & extra tap in bathroom after softening through softening plant to be provided by the agency and direct supply for the purpose of drinking in Kitchen and bathing & Wash basin.



c. STP Treated water for horticulture & flushing in toilets.

In the first case:

When the occupancy in the building is low, sewage generation would also be low of the order of less than 20% and, in such case, the STP would not be functioning to generate required water out of the generated sewer & to treat it to be used in flats for horticulture & flushing in toilets. Hence to meet the requirement of water for flushing in toilets, water from borewell is to be supplied to STP treated water tank for further to be taken for flushing in toilets & horticulture purpose, hence a line for such supply of water from bore to treated water tank of STP is essentially to be laid beyond the scope of agreement.

In the second case:

When STP is functioning, and water generated out of treatment of sewage is being used for horticulture and flushing of toilets. However, the capacity of STP is large and treated water generated is much more than required for flushing in toilets and horticulture. The excess treated water generated from STP is to be discharged in peripheral sewer line for which a line must be laid from treated water chamber of STP to manhole outside for avoiding the overflow of treated water tank. The tentative amount for this additional item as mentioned by CE (Narela) is Rs.1,10,22,862.

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer (Narela zone).

**Item No.12:- Providing and Laying HDPE Pipes Sewerage connection to Peripheral sewerage line .**

**Reference: F1(15)22/SE (P& HQ)/Narela/DDA/203 dated 28.07.2023**

In case of breakdown of STP or during maintenance being carried out for STP, the generation of sewage would continue in the complex. There is no means to store such quantum of sewage and therefore will result in over flow of sewer from STP creating nuisance to the occupants and could result in spread of any pandemic due to unhygienic condition. To avoid such situation a HDPE line to be laid & connected from last manhole of sewer network to peripheral line outside the complex for discharging sewage directly into it. As such, laying a separate HDPE pipe line with manhole is essential to be provided. The tentative amount for this additional item as mentioned by CE (Narela) is Rs.8,52,024.

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer (Narela zone).

**Item No.13:- (i) Providing and fixing of CCTV Camera as DPCC required.**

**(ii) Providing and fixing of Environment Audit & Monitoring as DPCC required.**



**g) Waste material by mechanical transport including crushing, Recycling .**

The CCTV and monitors have been provided as per directions of DPCC and is mandatory. Furthermore, as per directions of DPCC the concrete waste generated in construction of housing is to be disposed by mechanical means from time to time at waste disposal location for crushing and recycling towards which charges have been paid for crushing.

After due discussion and deliberations, the **Board did not agree** with the proposal of Chief Engineer (Narela zone). The board was of the view that the agency is using a precast technology, and as it is an EPC contract, so it is the responsibility of Contractor to implement the decisions of DPCC etc issued time to time.

**Item No.14:-Reduction for Providing and fixing 1 no. smaller size wash basin in HIG Building W.C/Bath toilet only.**

Due to paucity of space, little smaller size wash basin than what prescribed in the agreement has been provided in attached washroom of 3rd bedroom in HIG flats. Providing size of the wash basin as stipulated in the agreement would have resulted in reducing space and movement in the washroom. Therefore, reduction item (substitute item) was proposed which is necessary.

After due discussion and deliberations, the board has agreed with the proposal of Chief Engineer (Narela zone) as a reduction item.

**Item No.15:-Finishing walls with textured finish upto 4th floor on external walls against the provision of textured exterior paint as per agreement .**

**Reference: EM1(10)/2019/BGSCTPL/Misc./DDA/3378 dated 13.11.2019**

As per decision of VC/DDA the textured finish was to be done up to 4<sup>th</sup> floor on external facade of the building and the same was conveyed vide above MOM dated 13.11.2019. The tentative amount for this additional item as mentioned by CE (Narela) is Rs.4,50,01,182/- by substituting the agreement item.

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer (Narela zone).

**Item No.16:- Providing & fixing of decorative type main door frame & shutter against the provision of non-decorative type as per agreement .**

**Reference: EM1(10)/2019/BGSCTPL/Misc./DDA/3378 dated 13.11.2019**

As per decision of VC/DDA the main entry door of MIG/HIG flat was to be provided with decorative finish and the same was conveyed vide above MoM dated 13.11.2019. It was reported by CE(Narela) that decorative type main door frame and shutter is to be provided in 2768 flats (1808 2BHK, 960 3BHK) out of which 2200 decorative doors with frame have already been provided and balance is under progress. The tentative amount for this additional item as mentioned by CE (Narela) is Rs. 1,76,15,901.

After due discussion and deliberations, the board has agreed in principle with the proposal of Chief Engineer (Narela zone).

**Note:-** 1. The responsibility of rates and quantity of these extra items shall rest with Chief Engineer Narela zone only.

2. While approving the rates and quantity CE(Narela zone) ensure that no undue benefit is given to the Agency.

3. A certificate to this effect should be recorded on the statement of extra item/substitute item while sanctioning/approval.

The meeting ended with thanks to the Chair.

This is issued with the approval of VC/DDA.

Minutes approved vide E-File No.: **Eng/EE/0001/2023/F81/O/o/EE(NPD-IX**

Computer. No.: 72899

**Sd/-**  
**(Bhawna Gulati)**  
**CAO**

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

**Sd/-**  
**(Ashok Kumar Gupta)**  
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**Sd/-**  
**(Vijay Singh)**  
**FM/DDA**

**Sd/-**  
**(Subhasish Panda)**  
**VC/DDA**