



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/2025/368

Date: 02/09/25

OFFICE ORDER

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

Whereas the agency " M/s Winner Construction Pvt. Ltd. Registered Add: - 402, Prestige Chambers, 15 A/I, W.E.A. Karol Bagh, New Delhi - 110005, was awarded the works as mentioned below:

S. No.	Name of Agency	Name of works	Completion of work
1.	M/s Winner Construction Pvt. Ltd	NOW - C/o 336 Multistoried HIG Houses at Mukherjee Nagar. SH- C/o 150 M.S. (HIG) Houses including Pile foundation & internal electrification all complete (Group-I) Date of award of work-18.05.2007	Work Completed in 2010
2.		NOW - C/o 336 Multistoried HIG Houses at Mukherjee Nagar. SH- C/o 96 Multistoried (HIG) Houses including Pile foundation & internal electrification all complete (Group-II) Date of award of work-21.08.2007	

Whereas various complaints regarding poor quality of the abovementioned works were received from residents in Aug-2012. Accordingly, repair works in the housing complex were carried out by the 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 DDA for

assessment of requirement of retro fitting 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. Towers D, E, I, and L were identified for immediate evacuation and demolition, while the remaining towers were also deemed unsafe and recommended for phased vacation and dismantling.

Whereas a show-cause notice was issued to **M/s Winner Construction Pvt. Ltd** based on the finding of structural audit report on 29 May 2024 and further, follow up show-cause notice issued on 20 January 2025, providing an opportunity to explain why suitable action should not be taken against them.

Whereas, In response vide letter dated 15 June 2024 you have 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 vide letter no. F2(3)/AE(P)/336MS houses/NMD-2/DDA/20 dated 18.07.2025 and F2(3)/AE(P)/336MS houses/NMD-2/DDA/21 dated 18.07.2025 mentioning that the documents provided are sufficient to provide the reply to show cause notice.

Whereas **M/s Winner Construction Pvt. Ltd.** submitted their reply vide letter no. WCPL/EE/NMD-2/DDA/MN-150 dated 31.07.25 in which various reasons for deterioration to said building complex are stated as follows: -

- Tempering and Alteration Made by Allottees,
- Lack of maintenance of the Buildings,
- Deficiencies in Structural Design,
- Metro Construction Vibrations,
- Earthquakes since project completion,
- Poor Storm Water Drainage and Sewerage System,
- Effect of Environment on Structure Due to Nallah,
- Shortcomings in Soil Report got done by Central Soil & Material Research Station,
- Shortcomings in Soil Report got done by Foundtek Consultants for construction of foundation.

Whereas your submission has been considered and the Para-wise findings/ comments are as follows: -


- **Tempering and Alteration Made by Allottees**—Minor alteration by the allottee does not impact the structure of the building.
- **Lack of maintenance of the buildings** – Maintenance of the building is done by RWA, so it can't cause severe deterioration.
- **Deficiencies in Structural Design**- The design of the building was done as per the prevailing IS code and norms. As per report of Prof. Bishnoi main cause of failure of structure seems to be due to lack of strength and high-water cement ratio during execution of work.
- **Metro Construction Vibrations** - The metro line is more than a Kilometer away from the housing complex, also many structures in the proximity of metro line have no such issue.

Whereas, the reply submitted by you is general and evasive in nature and not addressing the core issues of material failure and engineering malpractice particular to this case. It seems you are trying to evade the main cause of deterioration i.e. sub-standard quality of work, low grade of concrete, high water to cement ratio, etc. as per the findings of Prof. Shashank Bisnoi.

Whereas, this failure has caused a direct financial loss to the DDA in terms of emergency repairs, structural audits, legal proceedings, and rehabilitation arrangements etc. 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 your part demands firm punitive action.

After examining, all the mentioned facts and in the interest of public accountability, M/s Winner Construction Pvt. Ltd. Registered Add: - 402, Prestige Chambers, 15 A/I, W.E.A. Karol Bagh, New Delhi - 110005 is hereby debarred from participating in all future tenders of DDA.


(Er. Amit Singh)
Secretary (CRB)/DDA

To

M/s Winner Construction Pvt. Ltd.
Address: - 402, Prestige Chambers, 15 A/I,
W.E.A. Karol Bagh, New Delhi - 110005.

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 Superintending Engineers & 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
6. Guard File.

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Assistant Engineer
(CRB)/DDA