



सत्यमेव जयते

# भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

(सड़क परिवहन और राजमार्ग मंत्रालय, भारत सरकार)

## National Highways Authority of India

(Ministry of Road Transport and Highways, Government of India)

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### NHAI/Policy Guidelines/ Miscellaneous / 2024

### Policy Circular No.18.95/ 2024 dated 11<sup>th</sup> June, 2024

{Decision taken on E-Office File No. RAJDIV-19/1/2024-NHML (Comp. No. 250003)}

**Sub: Development of Wayside Amenities along National Highways and Expressways  
Descoping of Construction of Wayside Amenities from Scope of Road  
Contractor and adherence to approved layout plans - reg.**

- Ref:** (i) Standard Operating Procedure (SOP) for Award of Wayside Amenities along National Highways and Expressways vide Policy Circular No. 18.79/2022 dated 11.03.2022.
- (ii) Development of Wayside Amenities along National Highways and Expressways Descoping of Construction of Wayside Amenities from Scope of Road Contractor and adherence to approved layout plans vide Policy Circular No.18.89/2023 dated 05.07.2023.

Kind attention is invited to Sr. No. 2 of Policy Circular No. 18.89/2023 dated 05.07.2023, Standard Operating Procedure (SOP) for Award of Wayside Amenities along National Highways and Expressways. Due to non availability of WSA drawings specifying exact specification/plinth area in the Concession Agreement, Field Officials are facing difficulties while assessing the cost of WSA to be descoped from the Concession Agreement as in such Contract/Concession Agreement there are multiple options available to Contractor/Concessionaire as per Schedule D.

2. Considering the same it has been decided that following methodology shall be adopted for descoping /withdrawal of work of construction of Wayside Amenities in different modes of Civil contracts in compliance to respective clauses of specific Contract/Concession Agreement (Refer Annexure-I for illustration) :

- (i) The WSA included in scope of EPC contract shall be descoped as per Schedule H in compliance to clause 8.2(iii)(a) of the Contract Agreement duly considering the % of work executed w.r.t. total cost as indicated in Schedule H.
- (ii) The WSA included in scope of HAM/BOT(Toll)/BOT(Annuity) concessionaire shall be descoped as per clause 16.6 of the Concession Agreement based on its costing done in following manner:
- (a) If the layout plan of WSA is given in CA alongwith Plinth Area of different amenities then standard PA rates shall be used for arriving at the cost of WSA to be descoped as per Clause of CA.
- (b) If the layout plan of WSA is given in CA and Plinth Area of different amenities not indicated then 5% of land parcel shall be used as built area and 15% of of land parcel shall be used as developed area and standard PA rates for built up/ site developing shall be used respectively for arriving at the cost of WSA to be descoped as per Clause of CA duly considering the % of work executed w.r.t. total cost indicated as derived for WSA.

Contd...2/-

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- (iii) The standard plinth area rates to assess the cost of built up area and site development area presuming standard specifications of permanent building and rates being considered for estimates by other Govt Construction Agencies such as CPWD/MES are assessed as under:


S No	Description for Plinth Area Rates including services	SOR based Plinth Rate excluding Labour Cess and GST in Rs/Sqm (PA)
1	2	3
(a)	for built up area (min 5% of land parcel or as indicated in Schedule C)	28,985/-
(b)	For site development	
(i)	For site development where specific plinth area not indicated then minimum 15% of land parcel shall be considered as development area	2,096/-
(ii)	For site development where Plinth Area indicated in Schedule C	
	(aa) Other than park and horticulture	1,716/-
	(ab) For Park and Horticulture work	380/-

- (iv) The finalized Plinth Area rates as mentioned hereinabove in table (iii) may be used by the Independent Engineer to assess the cost of the WSA complex for descoped purposes as per Clause 16.6.1 of BOT and 16.6.1(i) of HAM Concession Agreement. The derived cost shall be increased or decreased based on the WPI index of 01.04.2023 and the WPI index for the month in which the work is awarded [WPI Bid Due Date/WPI as on 01.04.2023]. The GST component on derived cost shall be levied extra if the Bid price is inclusive of GST.
- (v) In cases where WSA work has already been commenced and balance work required to be descoped from the Concessionaire scope (for HAM/BOT CA), then the cost of completed work shall be derived based on SOR rate (including GST) as on Bid Due date to get the final rate actually costing to the Concessionaire/Contractor. The above shall be deducted from overall cost assessed as per Para (iv) above, for deriving balance work cost.
- (vi) The rest of the methodology for deriving revised Bid Project Cost, shall be the same as per provision of CA being adopted while de-scoping any items.
- (vii) Boundary wall/fencing, levelling of land parcel for WSA and construction of approach shall remain in the scope of main concessionaire and shall be executed as per CA and as directed by Independent Engineer/Project Director.
- (viii) In EPC Contract the % of work executed may be calculated by assessing the work done on applicable SOR (without Contractor profit) dividing by total cost of way side amenities assessed based on Plinth Area rate as stated above w.r.t. total cost as indicated in Schedule H.

Contd...3/-

- (ix) In some cases of EPC contract where even size of land parcel or % cost in Schedule H is not indicated, those shall be dealt separately on case to case basis.
- (x) Similarly in cases where complete land parcel is not available for construction of way side amenity, then those cases also shall be dealt separately on case to case basis.
3. Hence from now onward all proposal of descoping of WSA in different modes of Contracts shall be submitted to HQ in compliance to these guidelines without any exception.
4. This issues with the approval of Competent Authority.

Encl.: As stated above

  
(CS. Sanjay Kumar Patel)  
General Manager (Coord.)

To:

All Officers of NHAI HQ/ ROs/ PIUs/ CMUs/ Site Offices

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**Annexure-I:** (Illustrative Case)

1. With reference to S. No. 2 (ii) (a) of the policy circular, wherein If the layout plan of WSA is given in CA along with Plinth Area of different amenities then standard PA rates shall be used for arriving at the cost of WSA to be descoped as per Clause of CA.

- Assuming the area for development for each facility is provided in layout is as under:

S. No	Description	Area (Sq. M.)
1	Food Plaza, Restaurant etc. with Toilet & Drinking Water	865.00
2	Travel Information & Passenger Facilities	125.00
	Highway Patrol Building & Admin	200.00
3	Security Room	50.00
4	Trauma Center	600.00
5	Parking Area - 63 Cars	1,181.25
6	Parking Area - 2 Ambulance	204.00
7	Parking Area - 10 Bus	3,460.00
8	MEP (Pump Room, STP etc.)	200.00
9	Parking Area - 40 Trucks	9,739.13
	Parking Area - 7 Trailers	3,515.54
10	Dormitory Block	310.00
	Cooking Area (Dhaba) with toilets	620.00
11	HCV & LCV Services Station	900.00
	Car Service Station	
	Spare Part Shop - 3 No.'s	
	Fuel Station	
12	Green Area (Landscaping)	13,175.00
<b>Total</b>		<b>35,144.92</b>

- Computation of cost of WSA to be descoped as per standard PA rates indicated under S. No. 2 (iii) of the policy circular:

S. No	Description	Area (Sq. M.)	Standard Plinth Rate (Rs. per Sq. M.)	Indicative Development Cost (Rs.)
1	Food Plaza, Restaurant etc. with Toilet & Drinking Water	865.00	28,985.00	2,50,72,025.00
2	Travel Information & Passenger Facilities	125.00	28,985.00	36,23,125.00
	Highway Patrol Building & Admin	200.00	28,985.00	57,97,000.00
3	Security Room	50.00	28,985.00	14,49,250.00
4	Trauma Center	600.00	28,985.00	1,73,91,000.00
5	Parking Area - 63 Cars	1,181.25	1,716.00	20,27,025.00



S. No	Description	Area (Sq. M.)	Standard Plinth Rate (Rs. per Sq. M.)	Indicative Development Cost (Rs.)
6	Parking Area - 2 Ambulance	204.00	1,716.00	3,50,064.00
7	Parking Area - 10 Bus	3,460.00	1,716.00	59,37,360.00
8	MEP (Pump Room, STP etc.)	200.00	28,985.00	57,97,000.00
9	Parking Area - 40 Trucks	9,739.13	1,716.00	1,67,12,347.08
	Parking Area - 7 Trailers	3,515.54	1,716.00	60,32,666.64
10	Dormitory Block	310.00	28,985.00	89,85,350.00
	Cooking Area (Dhaba) with toilets	620.00	28,985.00	1,79,70,700.00
11	HCV & LCV Services Station	900.00	28,985.00	2,60,86,500.00
	Car Service Station			
	Spare Part Shop - 3 No.'s			
	Fuel Station			
12	Green Area (Landscaping)	13,175.00	380.00	51,30,345.00
<b>Total</b>		<b>35,144.92</b>		<b>14,82,37,912.72</b>

- Further with reference to S. No. 2. (iv) of the policy circular, the derived cost shall be increased or decreased based on the WPI index of 01.04.2023 and the WPI index for the month in which the work is awarded [WPI Bid Due Date/WPI as on 01.04.2023]. The GST component on derived cost shall be levied extra if the Bid price is inclusive of GST. Indicative illustration is as under:
  - Assuming, Bid Due Date: May, 2020
  - WPI on Bid Due Date: 117.5
  - WPI as on 01.04.2023: 150.9
  - Expenditure Cost on Bid Due Date: Rs. 11,56,23,607.20, i.e., 14,82,37,912.72 x (117.5/150.9)
  - For BOT/HAM projects (applicable as per CA), add GST @18%: Rs. 13,64,35,856.5
- 2. With reference to S. No. 2 (ii) (a) of the policy circular, If the layout plan of WSA is given in CA and Plinth Area of different amenities not indicated then 5% of land parcel shall be used as built area and 15% of land parcel shall be used as developed area and standard PA rates for built up/ site developing shall be used respectively for arriving at the cost of WSA to be descoped as per Clause of CA duly considering the % of work executed w.r.t. total cost indicated as derived for WSA. Refer illustration as under:
  - i. Total Area: 60,000 sq. m.
  - ii. Built-up Area: 3,000 sq. m. (i.e., 5% of 60,000 sq. m.)
  - iii. Site Development Area: 9,000 sq. m. (i.e., 15% of 60,000 sq. m.)
  - iv. Computation of cost of WSA to be descoped as per standard PA rates indicated under S. No. 2 (iii) of the policy circular:

S. No	Description	Area (Sq. M.)	Standard Plinth Rate (Rs. per Sq. M.)	Indicative Development Cost (Rs.)
1	Built-up Area	3,000.00	28,985.00	8,69,55,000.00
2	Site Development Area	9,000.00	2,096.00	1,88,64,000.00
<b>Total</b>		<b>12,000.00</b>		<b>10,58,19,000.00</b>

- Further with reference to S. No. 2. (iv) of the policy circular, the derived cost shall be increased or decreased based on the WPI index of 01.04.2023 and the WPI index for the month in which the work is awarded [WPI Bid Due Date/WPI as on 01.04.2023]. The GST component on derived cost shall be levied extra if the Bid price is inclusive of GST. Indicative illustration is as under:
  - Assuming, Bid Due Date: May, 2020
  - WPI on Bid Due Date: 117.5
  - WPI as on 01.04.2023: 150.9
  - Expenditure Cost on Bid Due Date: Rs. 8,23,97,167.82 i.e., 10,58,19,000 x (117.5/150.9)
  - For BOT/HAM projects (applicable as per CA), add GST @18%: Rs. 9,72,28,657.06