



Builders' Association of India

(All India Association of Civil Engineering Construction Contractors and Builders)

G-1/G-20, 7th Floor, Commerce Centre, J. Dadajee Road, Tardeo, Mumbai 400034

☎ (91-22) 23520507, 23514802, 23521328

www.baionline.in

✉ baihq.mumbai@gmail.com ✕ @BAINational ▶ Builders Association of India

Ref.: 02/A/2026-27 dated 1st April, 2026

Shri Narendra Modi Ji

Hon'ble Prime Minister of India

Government of India

Prime Minister's Office,

Seva Teerth, New Delhi - 110011.

Subject: Urgent Appeal - Relief Measures for Ongoing Construction Projects.

Respected Hon'ble Prime Minister,

Builders' Association of India (BAI) is an apex all India body of Engineering Construction Contractors and Builders, founded in 1941, it has more than 25,000 business entities as members through its 264 plus Centres (Branches) throughout the country. Regional, Associations Affiliated to BAI form indirect membership of more than 2,00,000 members. The fundamental aim of the Association is to bring about all round improvements in the construction sector, while striving towards resolution of operational as well as policy level problems faced by the Construction Industry. This involves making efforts to obtain from policy makers and authorities, the level of attention that the construction industry deserves in view of its tremendous contribution and importance to the economy.

Our members are engaged in various infrastructure development projects, constructions of residential / commercial complexes, public utility buildings and executing various Central Government's and State Government's works of Housing complexes, offices, Roads, water supply, sewerage and all infrastructure works across the country. Most of these contractors are registered in Government / Semi Government Departments such as NHAI, CPWD, MES, State PWDs, State Housing Boards, Local Self Governments, Railways, etc. etc.

The Construction Industry is one of the largest contributors to economic growth universally. This holds true specifically to India as this industry is a major contributor to India's GDP. This industry constitutes various facets such as; inter alia, development and infrastructure projects, engineering works, commercial and residential construction.

We write to you on behalf of the **Builders Association of India (BAI)**, to formally highlight the critical situation currently affecting construction activities across the country. In light of the ongoing war / global situation, we are witnessing a sharp and continuous increase in raw material prices. While the full impact may not yet be immediately visible, the cumulative effect is substantial and will significantly affect all contractors in the near future.

The industry faces the following challenges:

- Immediate amendment of ongoing contracts to incorporate escalation clauses wherever not provided.
- Invocation of anti-profiteering measures to regulate unjustified price hikes by manufacturers and suppliers.

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- Timely revision of Schedule of Rates (SOR) to reflect actual market prices.
- Assurance of additional financial support / compensation mechanisms to offset sudden cost burdens.
- Streamlined and expedited approval process for variation claims and cost adjustments.
- Payment of direct difference in cost for major materials (such as steel, cement, bitumen, fuel, etc.) based on actual market rates or verified invoices.
- Major supply chain disruptions and abnormal price escalation in essential construction materials such as cement, steel, aluminium, MS sections, roofing sheets, electrical and HVAC components, arising from ongoing global geopolitical conditions.
- Acute shortage of migrant labour, particularly due to large-scale workforce movement to native states in connection with election activities and related administrative factors.

These developments have significantly impacted project execution across all sectors, resulting in unavoidable delays, reduced productivity, and substantial financial strain. It is important to note that most contracts do not adequately provide for such extraordinary situations.

Relief Measures:

The BAI recommends that the Government consider the following options to mitigate the impact of the current situation:

Time Extensions and Penalty Relief

- Granting a minimum extension of 2 months for all ongoing project timelines.
- Suspending/waiving imposition of liquidated damages and penalties attributable to the current conditions.

Contractual and Regulatory Relief

- Recognizing the prevailing situation as a force majeure / exceptional circumstance affecting the entire construction industry.
- Providing necessary flexibility in execution schedules, approvals, and payment processes.

We earnestly appeal to your understanding that without such support, projects risk severe financial distress, disruptions, and slowdowns. Contractors are committed to completing works on time, but we need collective action and responsible support from all stakeholders to overcome these challenges.

We trust that you will appreciate the gravity of the situation and extend your full cooperation in ensuring the continuity and stability of ongoing projects.

In this regard, a small delegation from BAI would like to meet with you to discuss this matter in detail. We would be grateful if, you could kindly consider our request and grant an appointment at any time and date of your convenience.

Thanking you,

Yours faithfully,



**DR. D.C. AWASTHI
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Shri Nitin Jairam Gadkari Ji

Hon'ble Minister of Road Transport and Highways,

Government of India

Transport Bhawan, 1 Parliament Street,
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Shri Hardeep Singh Puri Ji

Hon'ble Minister of Petroleum and Natural Gas

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Room No. FF 311019, Kartavya Bhawan - 3,
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**DR. D.C. AWASTHI
PRESIDENT
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Ref.: 08/A/2026-27 dated 1st April, 2026

Shri Ashwini Vaishnav Ji

Hon'ble Minister of Railways

Government of India

Rail Bhawan, 1, Raisina Road,

New Delhi - 110001

Subject: Urgent Appeal - Relief Measures for Ongoing Construction Projects.

Respected sir,

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Ref.: 09/A/2026-27 dated 1st April, 2026

Shri H. D. Kumaraswamy Ji

Hon'ble Minister of Heavy Industries,

Government of India

Udyog Bhawan,

New Delhi - 110011

Subject: Urgent Appeal - Relief Measures for Ongoing Construction Projects.

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Relief Measures:-

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Ref.: 10/A/2026-27 dated 1st April, 2026

Shri Jitan Ram Manjhi Ji

Hon'ble Minister of Micro, Small & Medium Enterprises (MSME),

Government of India

Udyog Bhawan, Rafi Marg,

New Delhi - 110011

Subject: Urgent Appeal - Relief Measures for Ongoing Construction Projects.

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Relief Measures:-

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These developments have significantly impacted project execution across all sectors, resulting in unavoidable delays, reduced productivity, and substantial financial strain. It is important to note that most contracts do not adequately provide for such extraordinary situations.

Relief Measures:-

The BAI recommends that the Government consider the following options to mitigate the impact of the current situation:

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Ref.: 14/A/2026-27 dated 1st April, 2026

Shri Shivraj Singh Chouhan Ji
Hon'ble Minister of Rural Development
Government of India
Kartavya Bhavan 3, Central Secretariat,
New Delhi-110001

Subject: Urgent Appeal - Relief Measures for Ongoing Construction Projects.

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The industry faces the following challenges:

- Immediate amendment of ongoing contracts to incorporate escalation clauses wherever not provided.
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- Timely revision of Schedule of Rates (SOR) to reflect actual market prices.
- Assurance of additional financial support / compensation mechanisms to offset sudden cost burdens.
- Streamlined and expedited approval process for variation claims and cost adjustments.
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These developments have significantly impacted project execution across all sectors, resulting in unavoidable delays, reduced productivity, and substantial financial strain. It is important to note that most contracts do not adequately provide for such extraordinary situations.

Relief Measures:-

The BAI recommends that the Government consider the following options to mitigate the impact of the current situation:

Time Extensions and Penalty Relief

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- Suspending/waiving imposition of liquidated damages and penalties attributable to the current conditions.

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- Recognizing the prevailing situation as a force majeure / exceptional circumstance affecting the entire construction industry.
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Ref.: 18/A/2026-27 dated 1st April, 2026

Shri V. Somanna Ji

Hon'ble Minister of State Railways

Ministry of Railways, Government of India

Rail Bhawan, 1, Raisina Road,

New Delhi - 110001

Subject: Urgent Appeal - Relief Measures for Ongoing Construction Projects.

Respected sir,

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Ref.: 19/A/2026-27 dated 1st April, 2026

Shri Jitin Prasada Ji

Hon'ble Minister of State for Commerce & Industry

Ministry of Commerce and Industry,

Government of India

Room No. 511, Vanijya Bhawan,

New Delhi - 110011.

Subject: Urgent Appeal - Relief Measures for Ongoing Construction Projects.

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Ref.: 24/A/2026-27 dated 1st April, 2026

Sushri Shobha Karandlaje

Hon'ble Minister of State Micro, Small & Medium Enterprises (MSME),

Ministry of MSME, Government of India

Room No. 32074, Kartavya Bhavan 3,

New Delhi - 110011

Subject: Urgent Appeal - Relief Measures for Ongoing Construction Projects.

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Ref.: 25/A/2026-27 dated 1st April, 2026

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Hon'ble Minister of State Railways

Ministry of Railways, Government of India

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**DR. D.C. AWASTHI
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These developments have significantly impacted project execution across all sectors, resulting in unavoidable delays, reduced productivity, and substantial financial strain. It is important to note that most contracts do not adequately provide for such extraordinary situations.

Relief Measures:-

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- Granting a minimum extension of 2 months for all ongoing project timelines.
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Contractual and Regulatory Relief

- Recognizing the prevailing situation as a force majeure / exceptional circumstance affecting the entire construction industry.
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✉ baihq.mumbai@gmail.com ✕ @BAINational ▶ Builders Association of India

Ref.: 28/A/2026-27 dated 1st April, 2026

Shri V. Somanna Ji

Hon'ble Minister of State for Ministry of Jal Shakti,

Ministry of Jal Shakti, Government of India

Room no. - 215, Shram Shakti Bhawan, Rafi Marg,
New Delhi – 110001

Subject: Urgent Appeal - Relief Measures for Ongoing Construction Projects.

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Ref.: 29/A/2026-27 dated 1st April, 2026

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