

VIKSIT BHARAT @ 2047

**BUILDING TODAY FOR A
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BRAHMAPUTRA RIVER BRIDGE



**85th Annual General Meeting to be held
on
Saturday, 3rd October, 2026 at 5.00 p.m.
in
Hotel Sahara Star, Mumbai**

**85th
ANNUAL REPORT
2025-26**

G-1/G-20, 7th floor, Commerce Centre,
78, J. Dadajee Road, Tardeo, Mumbai 400034
☎ (91-22) 23514802, 23520507, 23521328

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

BAI Delegation presenting a bouquet to Jitan Ram Manjhi. Seen from left are : Sabu Thomas, Narendra Kumar, Mukkamala Srihari Rao, Rajendra Singh Kamboh, K. Chandrashekar Rao, Ram Avtar, Raju John, Meka Srinivasu (*inset*) Rajendra Singh Kamboh felicitating Jitan Ram Manjhi.



Rajendra Singh Kamboh presenting a memorandum to Arjun Ram Meghwal. Others seen from left are : Sabu Thomas, M. Raveendran, Sanjay Chaudhary, Raju John and D. C. Awasthi.



BAI delegation in deep discussion with Arjun Ram Meghwal.

Builders' Association of India

(All India Association of Engineering Construction Contractors and Builders)

Registered & Head Office:

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85th

Annual Report and Accounts 2025-2026

www.baionline.in



BUILDERS' ASSOCIATION OF INDIA

(All India Association of Engineering Construction Contractors and Builders)

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NOTICE

The Eighty Fifth (85) Annual General Meeting of the Members of Builders' Association of India, will be held on Saturday, 3rd October, 2026 at 5.00 p.m. at Hotel Sahara Star, Mumbai to transact the following business :-

1. To confirm the Minutes of the Eighty Fourth Annual General Meeting held on Saturday, 23rd August, 2025 at 1.30 P.M. at Hotel Babylon International, Raipur (*Minutes have already been circulated to Members wide letter No. Ref: 1305/S/2025-26 dated 10th September, 2025 and also printed in Indian Construction December 2025, Page no. 33-42 and also hosted on our website www.baionline.in, comments were sought from members on the same, on or before 10th October 2025, no comments received*).
2. To take note of the result of BAI Organisational Election for the year 2026-27 (Enclosed)
3. To note the Minutes of the Managing Committee (Exclusive) Meeting held on 30th April 2026 at Hotel Novotel, Hyderabad wherein Shri Ravindra Tyagi is elected as President of BAI (*Minutes Enclosed*)
4. To consider, and if thought fit, adopt the Annual Report of the Association for the year ending 31st March 2026.
5. To consider, and if thought fit, adopt the Audited Balance Sheet and Income & Expenditure Account of the Association for the year ending 31st March 2026.
6. To appoint Auditors to audit the accounts of the Association for the year 2026-27 and fix their remuneration.
7. To consider, any other item, with the permission of the chair. (*Written items to be received at BAI Headquarter on or before Monday, 28th September 2026*).



ANIRUDHHA NAKHWA
Hon. Gen. Secretary
Builders' Association of India

Place : Mumbai

Dated: 2nd September 2026

Note: (i) The report is hosted on BAI Website www.baionline.in.

(ii) Please bring this copy of Annual Report.

(iii) Queries on Accounts and Reports should be communicated to BAI Headquarter on or before Monday, 28th September 2026, Centres Chairmen are requested to kindly circulate this information amongst their members. Please note no floor queries on accounts and report will be entertained. (Audited Accounts and Annual Report will be placed before the Managing Committee and General Council at their Meetings to be held on 3rd October, 2026 at Hotel Sahara Star, Mumbai for its approval.)

Delhi Office: D1/203, Aashirwad Complex, Green Park Main, New Delhi 110 016 • Tel.: 40612800 / 9555448763 • E-mail: baidelhi16@gmail.com

BAI's Eighty Five years of Glory

Builders' Association of India (BAI) is an apex all India body of Engineering Construction Contractors and Builders, founded in 1941, during this journey of over 84 years, BAI's membership has grown from 250 members spread over 3 Centres, to more than 25,000 business entities as members through its 265 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.

Throughout its more than eight decades of existence, BAI has had its ups and downs, trials and tribulations, moments of strengths and weakness, moments of glory and disappointment. But, its umbrella has protected and furthered the cause of the Indian construction industry and its constituents in many ways:

- BAI has been instrumental for incorporation of Price Variation Clause in contract documents of various works authorities.
- BAI is propagating adoption of a 'unified standard equitable contract document', based on FIDIC conditions by all works authorities.
- BAI was instrumental in starting National Institute of Construction Management and Research (NICMAR), which has established campuses at Pune, Delhi and Hyderabad and is soon likely to get the status of a deemed university.
- BAI started Overseas Construction Council of India (OCCI) now known as Project Export Promotion Council of India (PEPCI), which through its members, initiated manpower export to Gulf counties and brought in a lot of foreign remittance. PEPCI is now actively pursuing project exports in its various formats under the aegis of Ministry of Commerce & Industry, Government of India.
- In the matter of Sales Tax on Works Contracts, consequent to 46th Amendment to Constitution, all State Governments were interpreting such amendments to suit their revenue requirements. BAI filed a Writ Petition and the Supreme Court correctly explained the powers of State Governments pursuant to the 46th amendment and cleared all uncertainties and doubts.
- Fighting relentlessly against the applicability of the Provident Fund provisions to the casual and temporary construction workers, BAI has been petitioning the govt. to see reason and has been suggesting ways and means to successfully implement the Provident Fund provisions in such a way that intended benefit reaches the casual and temporary construction workers, who are mostly illiterate and mainly migratory in nature. A Government of India-formed sub-committee has seen reason in BAI's line of thinking and the Central Provident Fund Commissioner is expected to come out with a comprehensive workable solution.
- Filed number of writs at various High Courts in the country on issues like VAT, Entry Tax, Service Tax, Sand Dredging, Labour Welfare Cess etc.
- BAI galvanized the builders and contractors into raising their voice, when cement and steel prices went through the sky, arising out of cartelization by the respective manufacturers. Proper presentation of facts at appropriate forums, arrested the galloping prices.
- BAI filed petition before the Competition Commission of India on the cartelisation of Cement Manufacturers. The Hon'ble Competition Commission have penalised Cement Manufacturers Rs.6,307 Crore and asked them to deposit the same before them. This is the highest penalty ever levied by Indian judicial system. CCI formally allows BAI to implead the Cement Cartelisation Petition.
- Through its monthly journal, 'Indian Construction', the only one of its kind, which is in its 70th year of publication, BAI provides latest and useful information to its members throughout the country. It contains useful statistical information, legal notes, book reviews and expert opinions on latest technological developments in construction industry.
- BAI is an affiliate of the International Federation of Asia and Western Pacific Contractors' Association (IFAWPCA). IFAWPCA in turn is affiliated to Confederation of International Contractors' Associations (CICA), the world body of contractors and builders. While IFAWPCA has a consultative organisation status with Asian Development Bank, CICA has a similar status with the World Bank.
- BAI has a seat as an observer to the Annual Meetings of Asian Development Bank.
- BAI is also affiliated to many national organizations, directly or indirectly connected to the construction industry. This facilitates exchange of thoughts, ideas and views.
- BAI has been given representative status in many

- committees of Central and various State Governments, which decide policies on taxation, labour laws, environment, etc.
- BAI is one of the founder member of Construction Industry Development Council (formed by Planning Commission).
 - BAI representative is included in the Working Group on Construction in the formulation of Twelfth Year Plan (2012-2017).
 - BAI is one of the promoters of Construction Skill Development Council of India (CSDCI) formed under the National Skill Development Corporation, constituted by the Prime Minister's Office for encouraging the skill upgradation of unskilled workers.
 - BAI obtained 'Stay' order restraining the E.S.I. Department taking action against contractors on coverage of Employees' State Insurance Scheme to the construction workers. BAI is also instrumental in ESIC issuing circular No.T.11/13/11/03/2015 Rev. II dated 26/09/2018, exempting construction site workers from the purview of the provisions of ESIC act.
 - BAI filed Writ Petition at Bombay High Court against the State of Maharashtra to include Arbitration Clause in tender documents, as mandated by the State Litigations Policy (Writ Petition No.301 of 2025).
- BAI is seeking the inclusion of arbitration clauses to provide a more efficient and cost-effective mechanism for resolving disputes arising from government contracts, potentially reducing the need for lengthy and expensive court battles.

BAI Vision

- To promote and foster feelings of brotherhood, unity, co-operation, mutual trust and to eliminate unhealthy competition amongst the contractors fraternity.
- To build public confidence in the construction industry by advocating ethics in the business through transparency and accountability.
- To establish healthy and cordial relationship between the client, the contractor and the end-users, so that all construction projects are completed without any time or cost over-runs.
- To interact with Government bodies like State Public Works Departments and the Central Public Works Department to modernize methods and specifications of works towards ensuring suitable work ethics in the Industry and standardizing tender procedures. Contracts awarded on the basis of such standardization will ensure uniformity in execution of construction jobs.
- To achieve highest standards of efficiency and quality by adopting methodology which could be derived from both Indian and International Standards with a view to making the construction sector competitive in domestic as well as international markets.
- To ensure that contractors adopt methods which are environment-friendly like use of pre-engineered and pre-manufactured products, seeking inter-alia tax concessions on the same from the Government.
- Organising All India Builders' Convention and Exhibition, which is a large gathering of members of civil engineering discipline including construction fraternity. These events are a focal point for exchange of ideas and transaction of business. BAI through All India Convention and Exhibition, brings about a sense of brotherhood amongst them. Till now thirty Conventions have been organised.



Striving for All Round Development of the Civil Engineering Infrastructure Construction Industry and Residential & Commercial Real Estate Construction Industry in INDIA.

Builders' Association of India

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

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 **Builders Association of India**

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**President**

Shri Rajendra Singh Kamboh

Imm. Past President

Shri K. Viswanathan

Vice-Presidents

Shri Narendra Kumar
Shri D. V. N. Reddy

Shri Ram Avtar
Shri N. Raghunathan

Shri K. Chandrasekhar Rao

Hon. General Secretary

Shri Mohinder Rijhwani

Hon. General Treasurer

Shri Aniruddha V. Nakhawa

State Chairmen**Andhra Pradesh**

Shri P. Seshagiri Rao

Delhi

Shri Amit Pasricha

Haryana

Shri Prem Khamsera

Karnataka

Shri N. Subramanya

Maharashtra

Shri Jagannath S. Jadhav

Tamil Nadu, Pondicherry & Andaman Nicobar

Shri K. Venkatesan

Uttar Pradesh

Shri Sanjay Tyagi

Chhattisgarh

Shri Rupesh Kumar Singhal

Gujarat

Shri Keval Parikh

Jharkhand

Shri Surender Pal Singh

Kerala

Shri K. A. Johnson

Rajasthan

Shri Vikas Tijaria

Telangana

Shri U. Surender

West Bengal

Shri Uttam Kumar Jana

State Coordinator**Assam**

Shri Surjeet Ghosh

Bihar

Shri Manikant

Madhya Pradesh

Shri Sailesh Kumar Chourasiya

Members of the Managing Committee representing Centres

Shri A. N. Balaji

Shri D. R. Sekar

Shri G. Divakar

Shri John Paul

Shri K. Muruganandam

Shri N. Mohamed Abdul Khader

Shri P. P. John

Shri R. R. Sridhar

Shri Srinivasa Reddy

Shri Abhay N. Chokshi

Dr. Dharmesh Awasthi

Capt. George Thomas

Shri Jordy Abraham

Shri M. Ramesh

Shri N. Ramalingam

Shri Pradeep Nagawekar

Shri Rajesh Nathan

Shri Sugunakar Rao

Shri Tarro T. Manghnani

Shri Chandrakant Raipat

Shri Dinesh Nanji Patel

Shri Gyanchand Madhani

Shri K. Devender Reddy

Shri N. G. Lokanathan

Shri Najeeb Mannel

Shri Prakash Panjwani

Shri Ravidra Tyagi

Shri T. V. Chandrasekharan

Members of the Managing Committee representing Patron Members

Shri Arun Sahai

Shri C. G. Deochake

Shri B. Raghava Rao

Shri G. Santosh Reddy

Shri Basavaraj S. Totad

Shri K. Chandra Sheker Reddy

Shri K. Khalid
Shri N. S. Shetty
Shri P. N. Suresh
Shri Prakash Menda
Shri R. Sivakumar
Shri S. Ayyanathan

Shri K. Rajavel
Shri O. K. Selvaraj
Shri P. Subramani
Shri Pratap Salunkhe
Shri Rajendra Athawale
Shri S. Wilfred
Shri Vilas Birari

Shri L. Shanthakumar
Shri S. Ramaprabhu
Shri Pankaj Reddy
Shri Praveen Mathew
Shri Ravindra Pradhan
Shri V. Rajagopal

Members of the Managing Committee representing Affiliated Associations

Shri Arvind Patel
Shri M. Jaishankar

Shri B. Ramesh
Shri T. V. Ramakrishnan

Trustees BAI 2025-27

Shri Baburao Shakkarwar
Shri L. Venkatesan
Shri Pradeep Kumar Chaudhary
Shri Ram Bhatia

Shri Ch. Ramakotaiah
Shri Lal Chand Sharma
Shri R. Muthukumar
Shri Ram Niwas Gupta

Shri K. Subramani
Shri Prabir Kumar Mukherjee
Shri Rajkumaran Nair
Shri V. S. K. Moorthy

BAI Past Presidents

Year	Name	Year	Name
1941-1942	Late Shri M. P. Shah	1991-1992	Shri Lalit Sangtani
1942-1943	Late Shri Motichand G.Shah	1992-1994	Late Shri M. Karthikeyan
1943-1944	Late Shri E. M. Billmoria	1994-1995	Late Shri Tilak Raj
1944-1945	Late Shri Ranade	1995-1996	Late Shri H. H. Rijhwani
1945-1946	Late Shri P. P. Kapadia	1996-1997	Late Shri A. S. Chinaswamy Raju
1947-1950	Late Shri Motichand G.Shah	1997-1998	Late Shri N. D . Golani
1959-1951	Late Shri P. P. Kapadia	1998-1999	Late Shri C. L. Verma
1952-1954	Late Shri G. S. Dugal	1999-2001	Shri S. A. Vichare
1955-1957	Late Shri P. P. Kapadia	2001-2003	Shri V. Ramachandran
1957-1958	Late Shri Rao Sahib Bagwandas C.Hemrajani	2003-2005	Late Dr. Brahm Datt
1959-1961	Late Shri H. J. Shah	2005-2006	Shri B. N. Dikshit
1962-1963	Late Shri G. R. Jolly	2006-2007	Late Shri C. Raghava Reddy
1964-1965	Late Shri Y. G. Patel	2007-2008	Late Shri P. R. Mundle
1965-1966	Late Shri B. V. Apte	2008-2009	Late Shri S. P. Goel
1966-1967	Late Shri J. S. Ajmera	2009-2010	Shri A. K. Yussouf
1967-1968	Late Shri U. S. Patel	2010-2011	Shri Bhagwan J. Deokar
1969-1971	Late Shri R. G. Gandhi	2011-2012	Shri Cherian Varkey
1971-1972	Late Shri K. L. Sapra	2012-2014	Shri B. Seenaiiah
1973-1974	Late Shri M. Nilakandan	2014-2015	Shri Sushanta Kumar Basu
1974-1978	Shri S. Harcharan Singh Duggal	2015-2016	Shri Lal Chand Sharma
1978-1980	Late Shri Harbans Lal Arora	2016-2017	Shri Avinash M. Patil
1980-1982	Late Shri M. N. Rajaraman	2017-2018	Shri H. N. Vijaya Raghava Reddy
1982-1984	Late Shri Amarjit Singh Choudhary	2018-2019	Shri A. Puhazhendi
1984-1986	Late Dr. T. N. Subba Rao	2019-2020	Shri Sachin Chandra (01-04-2019 to 23-12-2019)
1986-1988	Late Shri S. A. N. Ranganatha Achar	2020-2021	Shri Mu. Moahan
1988-1989	Shri R.Radhakrishnan	2021-2022	Shri R.N. Gupta
1989-1990	Late Shri S. R. Kar Roy	2022-2023	Shri Niimesh Paatel
1990-1991	Shri Ajit Gulalband	2023-2024	Shri S. N. Reddy
		2024-2025	K. Viswanathan

Chairpersons of various Committees of BAI for 2025-26

NAME OF COMMITTEES	CHAIRMAN 2025-26	CO-CHAIRMAN 2025-26	COMMITTEE MEMBER 2025-26
Banking & Finance Committee	Shri N. Raghunathan Vice President, BAI, South-II	Shri Prem Khamesra State Chairman, BAI, Haryana	
Bureau of Indian Standards (BIS) Committee	Dr. M. Kaarthik	Shri Amit Pasricha State Chairman, BAI, Delhi ***** Shri Rakesh Kumar Malhotra ***** Shri V.G. Ramakrishnan	Shri Appasaheb Damodhar Bhosale
Construction Chemicals Committee	Dr. S.K. Manjrekar	Shri V. Unnikrishnan	
Corporate Affairs	Shri Mahendra Kumar Sethi		
CPWD Committee	Shri Ved Khurana	Shri Sanjay Tyagi ***** Shri M. Aravinth ***** Shri Bhoopinder Singh Rait ***** Shri Kunal Jain	Shri K. John Philip ***** (Madhurai Centre) Shri P.N. Sivasankararaja ***** Shri Joby Kurian ***** Shri K. Mohandoss
Environment Committee	Shri N.G. Lokanathan		Shri M.R. Rajendra Prasad Chairman, BAI, Shimoga Centre
Green Building & Eco friendly Material & Method Committee	Shri S. Ramaprabhu	Shri Attaluri Nagamalleswara Rao Shri Sanjiv B. Shah ***** Dr. G.S. Venkata Subramanian ***** Shri K. Bhaskar ***** (Kanchipuram) Shri P.K. Jayakanthan	Shri Madhur Daga
Grievances Committee	Shri R. Sivakumar	Dr. Tarro T. Manghnani	

NAME OF COMMITTEES	CHAIRMAN 2025-26	CO-CHAIRMAN 2025-26	COMMITTEE MEMBER 2025-26
Housing / RERA Committee	Shri Anand J. Gupta Chairman & Chief Co-ordinator of All Zones, ***** (South-I) Shri S. R. Swamy ***** (South-II) Shri L. Shantha Kumar State Secretary, BAI, Tamil Nadu	(West) Shri Sanjay Apte ***** (South-I) Shri M. Purnachandra Rao Chairman, BAI, Amaravati Centre ***** (South-II) Shri V.S. Jayachandran ***** (South-II) Shri E. Keerthinathan	(West) Smt. Jyoti Chougale ***** ***** (South-II) Shri R.K. Vikram Karna Pazhuvettarayar
IFAWPCA Committee	Shri S. Narasimha Reddy Past President, BAI	Shri K. Sriram M/s. Enclaves	Shri V. Bhaskar Reddy M/s. Sreesha Constructions
Indian Construction Journal Committee	Shri C. G. Deochake	Shri S. Arvinth Nepolean	
Image Building Committee	Shri Arun Sahai	Shri R. Rajesh ***** Shri R. Prakash	
ISRO Committee	Shri G. Ved Anand		
Labour & Social Security Welfare Committee	Shri Rajiv Goel	Shri S. Balan	Shri N. Manivannan
		Shri S. Sunil Kumar	
Legal & Arbitration Committee	Dr. Dharmesh C. Awasthi	Shri Dinkar Singh ***** Shri Swapnil Kaulgud ***** Dr. Rajiv B. Krishnani ***** Shri A.K. Ratheesh ***** Shri Paul T. Mathew *****	

NAME OF COMMITTEES	CHAIRMAN 2025-26	CO-CHAIRMAN 2025-26	COMMITTEE MEMBER 2025-26
		Shri Sany Fransic ***** Shri Pankaj Patel ***** Shri Sourav Ghosh	
MES Committee	Shri Prakash H. Menda		
Membership Development Committee- East, North, South-1, South-II & West	Shri Ranjeet More Chief Co-ordinator of All Zones ***** (Committee Chairman) Shri Alok Shivhare (West) ***** (East) Shri Ashok Kumar Chandak ***** (North) Shri Pradeep Singh Chairman, BAI, Karnal Centre ***** (South-I) Shri B. Raghava Rao ***** (South-II) Shri S. Ayyanathan	Shri Ashin Shrivastava (West) 431, Sector-A, Shahpura, ***** Shri Raja Mukherjee (East) ***** ***** (South-I) Shri U.M. Gurushanthappa ***** (South-I) Shri A. Ramakrishna Reddy	
Mechanization Committee	Shri V.G. Sakthikumar	Shri Bhupesh P. Shah ***** Shri Rajesh Kumar Madathil ***** Shri Joseph George ***** Shri Sushil Narayandas Agrawal ***** Shri Sundeep De	
MSME Committee	Shri Sabu Thomas	Shri Saumil A. Patel *****	

NAME OF COMMITTEES	CHAIRMAN 2025-26	CO-CHAIRMAN 2025-26	COMMITTEE MEMBER 2025-26
		Shri P.N. Suresh ***** Shri Nagaraj V. Bairy ***** Shri Ravi Kumar Bhattad ***** Shri D. Pankaj Reddy	
NHAI Committee	Shri N. Ramalingam	Shri R. Raghu ***** Shri K. Devender Reddy	
Private Contractors Redressal Committee	Shri R.R. Shridhar Regional Secretary, BAI, South-II	Shri Sijo Jose	
Railway Committee	Shri B. Ramesh	Shri Alex Perumalil Cyriac	Shri T. Mohan Ramana ***** Shri Saji V. Cherian
Skill Development Committee	(West) Shri Mahesh M. Mudda	(West) Prof. Rahul Patil ***** Shri Wilson George (South-II) ***** Shri A.N. Balaji (South-II)	
Standard Contract Condition	Shri R.N. Gupta Past President and Trustee, BAI ***** Shri Niimesh D. Paatel Chief Co-ordinator of All Zones, Past President, BAI	Shri Cherian Varkey Past President, BAI ***** Shri B.P. Kulkarni Vice President (Contracts), ***** Shri Jaiprakash Bhatia Chairman, BAI, Mumbai Centre ***** Col. Sanjay Madhukar Adsar	
Taxation -Direct Tax Committee	Shri Tarun Ghia	Shri S.D. Kannan	
Taxation - Indirect Tax Committee	CA M. Raveendaran	Shri Aswin Ipe Philip	
Water Resources & Sanitation Committee	Shri Ravindra Tyagi	Shri Jose Valothil ***** Shri Vijay Kumar Bansal Chairman, BAI, Meerut Cantt. Centre	

BUILDERS' ASSOCIATION OF INDIA

(All India Association of Engineering Construction Contractors and Builders)

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Ref.: 1484/M/2025-26 dated 30th March, 2026

TO:

THE TRUSTEES

THE VICE PRESIDENTS

THE STATE CHAIRMEN/CENTRE CHAIRMEN

THE MANAGING COMMITTEE AND THE GENERAL COUNCIL MEMBERS

Dear Sirs,

Reg.: BAI Organisational Elections 2026-27

Further to our letter dated 7th March 2026, please be informed that, the following candidates have been elected and are hereby declared as Office Bearers of BAI HQ for the year 2026-27 in the respective post.

It is also requested to them to take charge of their respective offices from 1st April 2026 and inform the same to the Executive Secretary by email baihq.mumbai@gmail.com and raju_john_in@yahoo.co.uk

President : Dr. Dharmesh Awasthi (*Kanpur South*)

Vice-President(s)

Vice-President - East : Shri Kaushal Kumar Singh (*Jamshedpur*)

Vice-President - North : Shri Ravindra Tyagi (*Ghaziabad*)

Vice-President - South-I : Shri V. Satya Murthy (*Warangal*)

Vice-President - South-II : Shri R. Prakash (*Kanchipuram*)

Vice-President - West : Shri Mahesh M. Mudda (*Mumbai*)

Hon. General Secretary : Shri Aniruddha V. Nakhawa (*Mumbai*)

Hon. General Treasurer : Shri Jaiprakash Bhatia (*Mumbai*)

State Chairmen / State Coordinators

State Chairmen **ANDHRA PRADESH** Shri P. Seshagiri Rao (*NTR*)

State Coordinators **ASSAM** Shri Govind Khaitan (*Guwahati*)*

State Coordinators **BIHAR** Shri Manish Kumar (*Patna*)*

State Chairmen **CHHATTISGARH** Shri Rupesh Kumar Singhal (*Raipur*)

State Chairmen **DELHI** Shri Amit Pasricha (*Delhi*)

State Chairmen **GUJARAT** Shri Keval R. Parikh (*Ahmedabad*)

State Chairmen **HARYANA** Shri Prem Khamesra (*Faridabad*)

State Chairmen **HIMACHAL PRADESH** Shri Nipun Khurana (*Una*)

State Chairmen **JHARKHAND** Shri Ravi Raj Agrawal (*Ranchi*)

State Chairmen **KARNATAKA** Shri S. Shiva Prakash (*Bangalore*)

State Chairmen **KERALA** Shri K. Satheesh Kumar (*Calicut*)

State Coordinators **MADHYA PRADESH** Shri Om Prakash Vijayvargiya (*Indore*)*

State Chairmen **MAHARASHTRA** Shri Prakash H. Menda (*Ulhasnagar*)

State Chairmen **PUNJAB** Ms. Khoobi Mehta (*Mohali*)

State Chairmen **RAJASTHAN** Shri Shubham Jain (*Greater Jaipur*)

State Chairmen **TAMIL NADU** Shri N. Ramalingam (*Erode*)

State Chairmen **TELANGANA** Shri V. Ravinder Reddy (*Greater Hyderabad*)

State Chairmen **UTTAR PRADESH** Shri Sanjay Tyagi (*Modinagar*)

State Chairmen **WEST BENGAL** Shri Ram Chandra Singh Chouhan (*Durgapur*)

Members Of The Managing Committee, Representing Centres (28 Posts)

1. Shri N. Mohamed Abdul Khader (<i>Dindigul</i>)	2. Shri Nagesh Bhimanna Sajjan Shetty (<i>Nanded</i>)
3. Shri M. Ramesh (<i>Bangalore</i>)	4. Shri G.M Ravindra (<i>Bangalore</i>)
5. Shri D. Shanmugavel (<i>Salem</i>)	6. Shri P. Subramani (<i>Shimoga</i>)
7. Shri Dhanwant Lal Gupta (<i>Allahabad</i>)	8. Shri E. Manohar (<i>Poonamallee</i>)
9. Shri R.R. Shridhar (<i>Chennai</i>)	10. Shri A.N. Balaji (<i>Chennai</i>)
11. Shri N.G. Lokanathan (<i>Chennai</i>)	12. Shri R. Nimrode (<i>Chennai</i>)
13. Shri T.V. Chandrasekaran (<i>Chennai</i>)	14. Shri Abhay Choksi (<i>Nashik</i>)
15. Shri M. Thirusangu (<i>Tiruchirappalli</i>)	16. Shri John Paul K. (<i>Kottayam</i>)
17. Shri P. Hari Kumar (<i>Trivandrum</i>)	18. Shri Mohinder Rijhwani (<i>Mumbai</i>)
19. Shri Sanjib Goyal (<i>Guwahatti</i>)	20. Capt. George Thomas (<i>Thripunithura</i>)
21. Shri K. Chandrasekhar Rao (<i>Kanker</i>)	22. Shri Rajendra Athawale (<i>Butibori</i>)
23. Shri P.N. Suresh (<i>Thrurichur</i>)	24. Shri V. Santhosh Babu (<i>Aluva</i>)
25. Shri Prince Joseph (<i>Cochin</i>)	26. Shri Pratap Salunke (<i>Ichalkaranji</i>)
27. Shri Sanjay Sanghvi (<i>Baramati</i>)	28. Shri Alok Shivare (<i>Rajnandgaon</i>)

Members of The Managing Committee - Representing Patron Members (Total 25 Posts)

1. Shri Ravindra Pradhan (<i>Ranchi</i>)	2. Shri Ved Khurana (<i>Delhi</i>)
3. Shri Srinivasa Reddy (<i>Banglore</i>)	4. Shri Vallabhaneni V. Rao (<i>Vijayawada</i>)
5. Shri D.V.N. Reddy (<i>Nalgonda</i>)	6. Shri Sachitanand Reddy (<i>Hyderabad</i>)
7. Shri D. Pankaj Reddy (<i>Nellore</i>)	8. Shri N.S. Muralidhara (<i>Mysore</i>)
9. Shri B.R. Ravichandran (<i>Kanchipuram</i>)	10. Shri K.A. Johnson (<i>Angamally</i>)
11. Shri N. Raghunathan (<i>Poonnamallee</i>)	12. Shri M. Bojarajan (<i>Erode</i>)
13. Shri S. Ayyanathan (<i>Chennai</i>)	14. Shri R. Sivakumar (<i>Chennai</i>)
15. Shri K. Venkatesan (<i>Chennai</i>)	16. Shri S. Ramaprabhu (<i>Chennai</i>)
17. Shri L. Shanthakumar (<i>Chennai</i>)	18. Shri Paul Mathew (<i>Muvattupuzha</i>)
19. Shri K. Chinnaaswamy (<i>Coimbatore</i>)	20. Shri Prakash Panjwani (<i>Ulhasnagar</i>)
21. Shri Gyanchand Madhani (<i>Mumbai</i>)	22. Dr. Tarro T. Manghnani (<i>Mumbai</i>)
23. Shri Jagannath S. Jhadav (<i>Pune</i>)	

Members of the Managing Committee representing Affiliated Associations (4 Nos) :

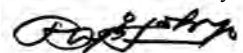
1. Shri Arvind Patel (<i>Ahmedabad</i>)	2. Shri M. Jaishankar (<i>Chennai</i>)
3. Shri B. Ramesh (<i>Chennai</i>)	4. Shri T.V. Ramakrishnan (<i>Poonamallee</i>)

The new office bearers will assume charge of their respective offices with effect from 1st April 2026, for a Period of 1 year, as per BAI Constitution.

Please use Tel: 91-22-23520507, 23514802 Cell: 9323576860, What's app 9325190879 or E-mail: baihq.mumbai@gmail.com / raju_john_in@yahoo.co.uk for faster communication.

Thanking you,

Yours faithfully,



RAJU JOHN

RETURNING OFFICER

BAI ORGANISATIONAL ELECTIONS 2026-27

Copy to: 1. Shri Bhagwan J. Deokar
2. Shri K. Vishwanathan
3. Shri Ashok Chandak } Scrutinisers, BAI Organisational
Elections for 2026-27

***Note: Ractified by the Managing Committee held on 1st May 2025 at Port Blair, Andaman*

MINUTES OF THE URGENT & EMERGENCY MANAGING COMMITTEE (EXCLUSIVE) OF BUILDERS' ASSOCIATION OF INDIA HELD ON THURSDAY, 30TH APRIL, 2026 AT 11.30 A.M., AT HOTEL NOVOTEL, HYDERBAD

The list of members' presents is attached herewith and marked as **Annexure 'A'**.

The list of members' requested for '**Leave of Absence**' is attached herewith and marked as **Annexure 'B'**.

The Hon. General Secretary, Shri Aniruddha V. Nakhawa, welcomed the members to the urgent and emergency meeting of the Managing Committee of the Builders' Association of India for the financial year 2026-27, held at Hyderabad. He expressed sincere gratitude to the members of the Hyderabad Centre for organising the meeting at very short notice.

Then, he requested the Organising Committee Members of the Meeting to proceed with the initial formalities before start of the Meeting.

Shri S. Srinivas Rao, Chairman, BAI, Hyderabad Centre formally welcomed the members and expressed gratitude to the House, for considering the proposal of the Hyderabad Centre to host the urgent & Emergency Managing Committee Meeting at Hyderabad.

The Hon. General Secretary, Shri Aniruddha V. Nakhawa, while addressing the members, stated that before commencing the Urgent & Emergency Managing Committee Meeting, it was with profound grief and a deep sense of loss that the

House placed on record the untimely demise of the beloved President, Dr. Dharmesh Awasthi, who passed away on 11th April 2026.

Shri R. Radhakrishnan, Past President and Past Trustee, BAI, paid rich tribute to the late Dr. Dharmesh Awasthi. He noted that this was the first such unfortunate instance in BAI history of a sitting President passing away during tenure. He described Dr. Dharmesh Awasthi as a distinguished leader, visionary, and mentor whose integrity, wisdom, and dedication greatly strengthened the Association.

Despite his short tenure of 11 days, he worked earnestly to uphold the values and objectives of the

Association, fostering unity and progress across all Centres. He was also a learned and widely respected arbitrator.

His sudden demise has created a void that is difficult to fill. The Association has lost not just a President, but a mentor, friend, and visionary leader.

The House placed on record its deep appreciation for his visionary leadership, dedication, and invaluable contributions to the Association. Members observed a one-minute silence as a mark of respect for the departed soul.

Then after, The Hon. General Secretary informed the House that, in the absence of the President, one of the Vice Presidents is required to preside over the meeting, as per BAI Rule 21.3 and the established practice. Accordingly, the matter was placed before the House.

He requested **Shri R. Radhakrishnan, Past President and Past Trustee, BAI**, to brief the House on past precedent.

Shri R. Radhakrishnan, Past President and Past Trustee, BAI, informed the House about earlier instances (Kerala and Nashik MC meetings) where, in the absence of the President, the respective regional Vice President have presided over the meeting.

After due deliberation, the House appointed **Shri V. Satya Murthy, Vice President (South I), BAI**, to preside over the meeting.

Shri V. Satya Murthy, Vice President, BAI was in the chair and thanked the House. He then welcomed the members, and called the meeting to order.

The Hon. General Secretary once again welcomed all participants of the meeting and read out the following code and conduct to be adhered by the members for smooth conduct of the meeting:

- **Members wishing to speak shall seek permission from the Chair by raising their hand. The decision of the Chair in granting or refusing permission shall be respected.**

- **Only Managing Committee Members are permitted to speak. Members must identify themselves by stating their name, Centre, and designation before speaking.**
- **Members are requested to avoid repetition of points already raised.**
- **Kindly avoid cross-talk to ensure smooth conduct of the proceedings.**
- **Members are requested to switch off or keep their mobile phones on silent mode. No member should attend phone calls during the meeting.**
- **If any member not obeying to the Chair may be requested to leave the hall.**
- **Centre Chairmen present will be given an opportunity to speak, subject to the permission of the Chair and availability of time.**

After reading the general instructions to members, the Hon. General Secretary with the permission of the Chair, took up the agenda, as circulated, for discussion.

1. To discuss & decide to fill up the casual vacancy arisen out of the sad demise of Dr. Dharmesh Awasthi.

BAI Rule - (Appendix A.1.2. Save as herein otherwise provided, the General Council will elect from amongst the members of the General Council, members of the Managing Committee and Office bearers of the Association by postal ballot as provided the Rules & Regulations. The Managing Committee is empowered to fill casual vacancies in the Managing Committee as also in the office of Office bearers. The General Council is empowered to fill casual vacancies in General Council)."

The Hon. General Secretary Shri Aniruddha V. Nakhawa informed the House that a casual vacancy had arisen in the office of the President consequent upon the demise of Dr. Dharmesh Awasthi.

In terms of the applicable Rules and Regulations of the Association, the Managing Committee is vested with the authority to fill such casual vacancy, subject to the provisions of the Constitution of the Association and any applicable law.

The matter was accordingly placed before the House

for its consideration. The members deliberated on the procedure to be adopted and the appropriate course of action, in conformity with the Rules, established practices, and governing provisions of the Association.

The Hon. General Secretary, Shri Aniruddha V. Nakhawa, invited Shri B. Seenaiyah, Past President, BAI, to place his views before the House.

Shri B. Seenaiyah, Past President, BAI, informed the House that consultations had been held amongst the Past Presidents of the Association with regard to filling the aforesaid casual vacancy, and, pursuant thereto, proposed the name of **Shri Ravindra Tyagi** for being considered for appointment / election as President of the Association for the year 2026–27.

The said proposal was duly placed before the House and taken up for deliberation. Shri R.N. Gupta, Trustee and Past President, BAI, and Shri Prem Khamesra, State Chairman, BAI Haryana, expressed their views and raised objections to the selection/ election of Shri Ravindra Tyagi.

Thereafter, Shri S.K. Basu, Past President, BAI, clarified the position with reference to the deliberations held amongst the Past Presidents, wherein the proposal recommending the name of Shri Ravindra Tyagi for the office of President had been agreed upon. It was further stated that Shri R.N. Gupta had, at the relevant time, concurred with the said proposal during the said deliberations.

Upon conclusion of the deliberations, and without prejudice to the rights and contentions of any member, the Managing Committee, in exercise of its powers and in accordance with the Rules and Regulations of the Association, proceeded to pass the following resolution:

IT IS RESOLVED THAT Shri Ravindra Tyagi be and is hereby elected / selected as President of the Builders' Association of India for the year 2026–27, to fill the casual vacancy arisen due to the demise of Dr. Dharmesh Awasthi, for the remainder of the term, i.e up to 31st March 2026"

Proposed by: Shri B. Seenaiyah, Past President, BAI

Seconded by: Shri D.V.N. Reddy, Past Vice President, BAI

Shri Raju John, Executive Secretary, informed the House that, in terms of the Rules of the Association,

Shri Ravindra Tyagi is required to tender his resignation from the office of Vice President upon his election/appointment as President.

Accordingly, Shri Ravindra Tyagi tendered his resignation from the office of Vice President to the

Managing Committee. The same was placed before the House and, upon consideration, was duly accepted by the Managing Committee.

With a hearty vote of thanks, the meeting terminated.

V. Satya Murthy
Vice President (Presiding Officer)
Builders' Association of India

Aniruddha V. Nakhawa Hon.
Gen. Secretary,
Builders' Association of India

BUILDERS' ASSOCIATION OF INDIA

**ATTENDANCE OF URGENT & EMERGENCY MANAGING COMMITTEE (EXCLUSIVE)
MEETING AT NOVATOL HOTEL, HYDERABAD AT 11.30 A.M. ON 30TH APRIL 2026**

HQ OFFICE BEARERS

Shri Kaushal K. Singh	Vice President
Shri Ravindra Tyagi	Vice President
Shri V. Satya Murthy	Vice President
Shri R. Prakash	Vice President
Shri Mahesh M. Mudda	Vice President
Shri Aniruddha Nakhawa	Hon. Gen. Secretary
Shri Jaiprakash Bhatia	Hon. Gen. Treasurer

PAST PRESIDENTS

Shri R. Radhakrishnan	Shri Mu. Moahan
Shri B. Seenaiiah	Shri K. Viswanathan
Shri Lal Chand Sharma	Shri S. Narasimha Reddy
Shri R.N. Gupta	Shri A. Puhazhendi
Shri S.K Basu	Shri Niimesh D. Paatel

STATE CHAIRMEN / STATE CO-ORDINATORS

Shri Amit Pasricha	State Chairman, Delhi
Shri K. Satheesh Kumar	State Chairman, Kerala
Shri N. Ramalingam	State Chairman, Tamil Nadu
Shri Nipun Khurna	State Chairman, Himachal Pradesh
Shri P. Seshagiri Rao	State Chairman, Andhra Pradesh
Shri Prem Khamesra	State Chairman, Haryana
Shri Rupesh Kumar	State Chairman, Bihar
Shri S. Shiva Prakash	State Chairman, Karnataka
Shri Sanjay Tyagi	State Chairman, Uttar Pradesh
Shri V. Ravinder Reddy	State Chairman, Telangana

MEMBERS OF THE MANAGING COMMITTEE, REPRESENTING CENTRES

Capt. George Thomas	Shri P. Hari Kumar
Shri A.N. Balaji.	Shri P.N. Suresh
Shri Alok Shivare	Shri R. Nimrode
Shri K. Chandrasekhar Rao	Shri R.R. Shridhar
Shri M. Ramesh	Shri T.V. ChandrasekaranShri N.G. Lokanathan

MEMBERS OF THE MANAGING COMMITTEE – REPRESENTING PATRON MEMBERS

Shri D. Pankaj Reddy	Shri Paul Mathew
Shri D.V.N. Reddy	Shri R. Sivakumar
Shri K. Chinnaswamy	Shri S. Ayyanathan

Shri K. Venkatesan
Shri K.A. Johnson
Shri L. Shanthakumar
Shri N. Raghunathan

Shri S. Ramaprabhu
Shri Sachitanand Reddy
Shri Vallabhaneni V. Rao
Shri Ved Khurana

GENERAL COUNCIL MEMBERS FROM AFFILIATED ASSOCIATIONS

Shri B. Ramesh

Shri T.V. Ramakrishnan

CENTRE CHAIRMEN

Shri Amrish Sharma
Shri Dinesh Sharma
Shri E. Manoj Rao
Shri Gaurav Sethi
Shri K. Prasad Chakravarthy
Shri Purna Nand Sharma
Shri S. Srinivas Rao
Shri Uttam Singh Negi
Shri Vijay Bansal

Chairman, Delhi Centre
Chairman, Aligarh Centre
Chairman, Warangal Centre
Chairman, Greater Jaipur Centre
Chairman, Coimbatore Centre
Chairman, Faridabad Centre
Chairman, Hyderabad Centre
Chairman, Delhi South Centre
Chairman, Delhi Jal Board Centre

OFFICIALS FROM BAI HQ

Shri Raju John
Shri Vilas Nagaonkar

Shri Swapnil Salekar

Annexure 'B' - 'Leave of Absence'

Leave of absence will be granted to those who applied for the same. So far, BAI HQ has received the following names for Leave of Absence.

The following members were granted leave of absence:

Shri Rajendra Singh Kamboh	–	Imm. Past President
Shri B.N. Dikshit	–	Past President
Shri H.N. Vijaya Raghava Reddy	–	Past President
Shri Cheriyan Varkey	–	Past President
Shri Bhagwan Deokar	–	Past President
Shri V.S.K. Moorthy	–	Trustee
Shri K. Subramani	–	Trustee
Shri R. Muthu Kumar	–	Trustee
Shri Baburao Shakkarwar	–	Trustee
Shri Rajan Nair	–	Trustee
Shri Ram Bhatia	–	Trustee
Shri Srinivasa Reddy	–	Managing Committee Member, Bangalore Centre
Shri K.S. Someshwara Reddy	–	Managing Committee Member, Bangalore Centre
Shri Ashok Gautam	–	Chairman, Dehradun Centre
Shri K. Sriram	–	Managing Committee Member, Mysore Centre
Shri N. Mohamed Abdul Khader	–	MC Member, Dindigul Centre
Shri Mohinder Rijhwani	–	MC Member, Mumbai Centre

Report of the President and Managing Committee of Builders' Association of India for the year 2025-26

Friends,

The President and the Managing Committee have great pleasure in presenting the 85th Annual Report of Builders' Association of India (BAI), together with the Statement of Accounts and the Auditors' Report, for the year 2025-26.

The year under review was marked by sustained advocacy, institutional strengthening and active engagement with Government authorities, regulatory bodies, courts and industry stakeholders. BAI continued to focus on matters of direct consequence to engineering construction contractors and builders, including delayed payments, equitable contract conditions, arbitration, GST, MSME compliance, labour laws, infrastructure contracts and skill development.

The year also witnessed extensive organisational and representational activity across the Association. Four Managing Committee (MC) & Four General Council (GC) Meetings were held during the year at different locations, providing opportunities to review the progress of the Association, deliberate upon important industry matters and guide its future course:

- First MCGC Meeting: 1 May 2025 - Port Blair, South Andaman
- Second MCGC Meeting: 23 August 2025 - Raipur
- Third MCGC Meeting: 21 November 2025 - Angamaly / Kochi
- Fourth MCGC Meeting: 28 February 2026 - Hyderabad

These meetings provided an important platform for reviewing the Association's activities, discussing key issues concerning the construction industry, taking policy decisions and strengthening coordination among BAI's Office Bearers, State Organisations and Centres.

BAI continued its representations on several critical issues affecting the construction industry, including contractual reforms, arbitration, GST, MSME matters, labour laws, NHAI, Railways, CPWD, Insurance Surety Bonds and delayed payments to

contractors. The Association also pursued matters relating to the implementation of practical and equitable contractual provisions for the construction fraternity.

A significant achievement recorded during the year was the communication from the Government of Maharashtra regarding inclusion of arbitration clauses in contracts in accordance with the State Litigation Policy, following BAI's intervention. The Association also continued its efforts towards resolution of long-pending payments to contractors and pursued various GST-related hardships affecting the industry.

BAI remained committed to strengthening its organisational framework and Centre network. The Association continued to maintain regular communication with State Organisations and Centres, supported membership development and coordinated the organisational election process for 2026-27.

Another important institutional milestone during the year was the purchase of BAI's Corporate Office premises in Delhi, marking a significant step towards strengthening the Association's permanent institutional infrastructure and enhancing its presence in the National Capital.

BAI participated in the 4th Changsha International Construction Equipment Exhibition (CICEE 2025), held from 15-18 May 2025 in China, with a high-level delegation led by Shri Rajendra Singh Kamboh, President, BAI. The exhibition attracted over 300,000 professional visitors and 1,806 exhibitors from more than 60 countries, providing valuable exposure to advanced, intelligent and green construction technologies and promoting international collaboration, technology exchange and business opportunities for the Indian construction industry. BAI also continued its engagement in construction technology, skill development and knowledge sharing. The BAI Conference on Emerging Technologies in Construction & Infrastructure Sector, held alongside EXCON 2025 in Bengaluru on 11 December 2025, provided an important platform for discussions on technological advancements in the sector.

A major highlight of the year was the successful 32nd

All India Builders' Convention, held at Goa from 7th to 9th January 2026. The Convention provided an important platform for policy dialogue, technical exchange, industry interaction and deliberation on resolutions aimed at strengthening India's construction ecosystem.

The Association remained focused on maintaining financial discipline, responsible governance and effective utilisation of its resources. At the same time, BAI continued to strengthen its role as a platform for knowledge sharing through conventions, conferences, meetings and the Indian Construction Journal.

Looking ahead, BAI will continue to work towards equitable contracts, timely payment of contractors, effective arbitration mechanisms, rational taxation and GST provisions, MSME support, practical implementation of labour laws, adoption of green and emerging technologies, skill development and stronger Centre participation.

We firmly believe that a united and professionally represented construction industry is essential for India's continued infrastructure development and

economic growth. BAI will continue to serve as a constructive, informed and unified voice for the construction fraternity and work closely with Government and other stakeholders towards creating a more transparent, sustainable and enabling business environment.

We place on record our sincere appreciation to our Past Presidents, Trustees, Office Bearers, State Chairmen, Centre Chairmen, General Council and Managing Committee members, Functional Committee Chairmen and Co-Chairmen, members for their valuable contribution and continued support throughout the year.

We also express our gratitude to all Government authorities, regulatory bodies, industry organisations and other stakeholders for their cooperation and engagement with BAI.

With the collective strength and continued support of our members, we are confident that our association will continue to play a significant role in shaping the future of India's construction and infrastructure sector.

Indian Construction Industry - Overview And Outlook 2025-2030 - *Driving Economic Growth, Infrastructure Development and Nation Building*

The Indian construction industry continued to remain a critical engine of economic growth and infrastructure development during 2025–26. With strong linkages to manufacturing, engineering, real estate, transportation, logistics, financial services and numerous allied industries, the sector has a significant multiplier effect on the wider economy. Construction contributes approximately 8% of India's GDP and remains one of the country's largest employment-generating sectors.

India's construction landscape is undergoing a significant transformation, driven by sustained public investment in infrastructure, rapid urbanisation, housing demand, industrial development, renewable energy expansion and increasing adoption of modern construction technologies. The industry is moving progressively from conventional, labour-intensive methods towards **mechanisation, digitalisation, prefabrication, automation and technology-enabled project management.**

Market Growth and Investment

The construction market witnessed strong expansion during 2025, with various industry estimates placing its market value at approximately **US\$1.21 trillion**. While market estimates differ depending on the segments and methodology considered, the overall outlook remains positive, with projections indicating substantial growth through 2030.

Infrastructure investment continues to be one of the principal drivers of this growth. The **Union Budget 2025–26 provided approximately ¹ 11.21 lakh crore for capital expenditure**, reinforcing the Government's commitment to infrastructure-led economic development. The National Infrastructure Pipeline, transportation programmes, urban infrastructure projects and large-scale public works continue to provide a long-term project pipeline for the construction industry.

The impact of this investment is visible across highways, expressways, metro rail, railways, airports, ports, industrial corridors, urban

infrastructure, housing and renewable-energy projects. The resulting project pipeline is also generating sustained demand for construction machinery, engineering services, building materials and skilled manpower.

Major Segments Driving Growth

Infrastructure Construction

Infrastructure remains the largest driver of construction activity. Major investments in **roads, highways, railways, metro systems, airports, ports, power transmission and urban infrastructure** are creating opportunities across the country.

Transportation infrastructure continues to account for a significant share of infrastructure expenditure, while renewable-energy projects are emerging as an important new source of construction activity. Solar and wind projects require extensive civil works, including foundations, access roads, earthwork, substations and transmission infrastructure.

The expansion of renewable energy is particularly significant. India's target of **500 GW of non-fossil-fuel electricity capacity by 2030** is expected to generate substantial construction requirements for generation, transmission and associated infrastructure.

Residential Construction

Residential construction remains another major component of the industry, supported by urbanisation, rising housing requirements and Government programmes for affordable housing.

Pradhan Mantri Awas Yojana (PMAY) and other housing initiatives continue to support construction activity in both urban and rural areas. Importantly, construction activity is increasingly spreading beyond major metropolitan centres into **Tier-2 and Tier-3 cities**, creating new regional markets for contractors, developers, equipment manufacturers and suppliers.

The residential sector is also witnessing greater interest in **precast construction, prefabrication and modern formwork systems**, particularly where faster project completion, quality control and reduced dependence on site labour are important.

Commercial and Institutional Construction

Commercial construction continues to benefit from

expansion in **office space, technology parks, logistics facilities, retail, hospitality and data centres**. The rapid growth of digital infrastructure has created a new and specialised construction segment through the development of data centres and associated power and cooling infrastructure.

Institutional construction is similarly expanding through investments in **healthcare, education, research facilities and public institutions**. Projects involving hospitals, educational institutions, research centres and urban public facilities are contributing to demand for specialised construction capabilities.

Industrial Construction

India's growing manufacturing base, logistics ecosystem and industrial corridors are generating significant opportunities in **factories, warehouses, industrial parks, refineries, power projects and specialised manufacturing facilities**.

The expansion of domestic manufacturing under the **Make in India** initiative, together with increasing investment in logistics and supply-chain infrastructure, is expected to further strengthen industrial construction activity.

Regional Growth Opportunities

Construction activity is becoming increasingly geographically diversified.

Western India, particularly Maharashtra and Gujarat, remains a major construction market, supported by urban development, commercial real estate, industrial investment, renewable energy and infrastructure projects.

Southern India, led by Karnataka, Telangana, Tamil Nadu and Andhra Pradesh, continues to witness strong activity in technology-led commercial development, housing, manufacturing, renewable energy and transportation infrastructure.

Eastern India offers significant emerging opportunities through infrastructure development, industrial projects, freight corridors, mining-related infrastructure and refinery and manufacturing investments.

Northern India, including Tier-2 and Tier-3 cities, is witnessing increasing activity in roads, housing, metro systems, urban infrastructure and industrial development. The geographical expansion of

construction activity is creating new opportunities for contractors while also requiring stronger equipment, service and supply-chain networks.

Technology and Digital Transformation

Technology is becoming a central component of modern construction. During 2025–26, the industry continued to witness increasing adoption of **Building Information Modelling (BIM), Artificial Intelligence, Internet of Things (IoT), telematics, drones, digital twins and advanced project-management systems**.

BIM is improving coordination between architects, engineers, contractors and project owners, while digital monitoring systems are enabling more effective tracking of project progress, equipment utilisation and resource consumption.

Connected construction equipment equipped with **telematics and remote diagnostics** is also gaining importance. Such systems can support preventive maintenance, fuel management, productivity monitoring and reduction of equipment downtime.

The increasing adoption of these technologies is contributing towards what is broadly being recognised as **Construction 4.0**, where digital systems, automation, intelligent machinery and data-driven decision-making are integrated into the project lifecycle.

Green and Sustainable Construction

Sustainability is becoming an increasingly important consideration for the construction industry. India's long-term climate and energy objectives are encouraging greater emphasis on **energy-efficient buildings, renewable energy, sustainable materials, resource efficiency and lower-emission construction practices**.

Green building certifications and sustainable development practices are gaining wider acceptance among developers, institutions and Government agencies. The industry is also witnessing interest in **electric and hybrid construction equipment, energy-efficient machinery, recycled materials and environmentally responsible construction processes**.

The transition towards sustainable construction is expected to create new opportunities for contractors and technology providers while requiring the industry to continuously upgrade its technical capabilities.

Prefabrication and Modern Methods of Construction

The adoption of **prefabricated, precast and modular construction** is gradually increasing in India. These methods can reduce project timelines, improve quality control, optimise material usage and reduce dependence on labour at project sites.

Although adoption remains relatively modest compared with mature international markets, increasing demand for affordable housing, large-scale infrastructure and faster project delivery is expected to accelerate the adoption of modern methods of construction.

Skills and Human Capital

Despite rapid technological advancement, **skilled manpower remains one of the most important requirements of the construction industry**. India's infrastructure ambitions require a large pool of trained engineers, supervisors, equipment operators, technicians and skilled workers.

The industry therefore needs continuous **upskilling and reskilling** to enable workers to operate modern equipment and adopt digital construction technologies. Government initiatives through the **Ministry of Skill Development** and industry-led programmes, including BAI's engagement with the **Construction Skill Development Council of India (CSDCI)**, are important in strengthening the sector's human-resource capabilities.

Government Policy and Infrastructure Development

Government policy continues to play a decisive role in shaping construction demand. Key initiatives including the **National Infrastructure Pipeline, PMAY, PMGSY, Smart Cities, railway modernisation, urban infrastructure programmes, renewable-energy targets and Make in India** are supporting sustained construction activity.

Public investment also has an important catalytic effect in attracting private-sector investment and creating opportunities for contractors, developers, equipment manufacturers and allied industries.

The construction industry is therefore closely linked with India's broader economic objectives and remains an important instrument for improving connectivity, productivity and quality of life.

Outlook 2025–2030

The outlook for the Indian construction industry remains **positive and structurally strong**. Growth is expected to be supported by continued infrastructure expenditure, urbanisation, housing requirements, industrial expansion, renewable-energy investments and technological advancement.

The period leading to 2030 is likely to witness a gradual transition towards a more **technology-driven, sustainable, mechanised and professionally managed construction ecosystem**.

For the industry to fully realise its potential, greater emphasis will be required on **timely payments, equitable contracts, efficient dispute-resolution mechanisms, skilled manpower, modern equipment, digital transformation, safety, sustainability and productivity enhancement**.

BAI's Role

As the apex organisation representing engineering

construction contractors and builders, Builders' Association of India has an important role in supporting the continued development of the sector. BAI will continue to provide a unified platform for **policy advocacy, Government liaison, knowledge sharing, technology exchange, skill development and industry representation**.

The Association will remain committed to working with Government, regulators, industry organisations, technology providers and other stakeholders to create a **transparent, competitive, sustainable and enabling environment for the construction industry**.

India's infrastructure ambitions present an unprecedented opportunity for the construction fraternity. With continued investment, innovation, skill development and collaboration, the Indian construction industry is well positioned to remain a **key driver of economic growth, employment generation, infrastructure creation and nation building through 2030 and beyond**.

Real Estate Regulatory Authority, Regulation *Current Scenarion and BAI's Initiative*

It is now almost eight year since the Real Estate (Regulation and Development) Act (RERA) has been introduced to the domestic real estate market. After having come into being the Central regulation has completely changed the dynamics of the real estate sector, which had been moving in an unorganized manner. RERA has been a watershed event for the real estate industry, which in the last couple of years, has witnessed a series of disruptive policy initiatives. While, post RERA, the industry is still under transition, the regulation presents tremendous potential to transform the entire landscape of the industry, going forward.

Reforms led by RERA are helping the property sector to commence its second growth phase, where market will move in a much transparent and organized manner. The process has started to create a market place, where all stakeholders act in a much

accountable fashion and thus entail the much-needed depth to the market structure and its functions in the long run. While the market is gradually in the process of coming out of the short-term disruptions like demonetization, GST and others, the long-term reform such as RERA is showing its impact on the overall functioning of the real estate business in the country.

MahaRERA Vide its circular No. 26/2019 dated 1st November, 2019 has made it mandatory from 1st December, 2019 for promoters of real estate projects registered with MahaRERA to be a member of a MahaRERA registered 'Self-Regulatory Organisation' (SRO). Such real estate promoters are required to mandatorily disclose their membership details with an SRO on the website of MahaRERA.

BAI is a registered SRO with MahaRERA.

Ref.: 165/A/2025-26 dated 25th April 2025

Shri Manohar Lal Khattar Ji
Hon'ble Minister of Housing and Urban Affairs
Government of India,
Room No. 104- C, Nirman Bhawan,
Maulana Azad Road,
New Delhi - 110 001

Respected Sir,

Sub.: Request to include a nominee from BAI to the Central advisory Council of RERA.

Builders' Association of India (BAI) is an apex all India body of Engineering Construction Contractors and Real Estate Companies founded in 1941, with more than 23,000 business entities as members through its 230 plus Centres (Branches) throughout the country. The fundamental aim of the Association is to bring about all round improvements in the construction sector, which constitutes infrastructure and housing 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.

Sir, BAI Membership consists of a huge number of

Real Estate Developers across the country.

Sir, BAI is honoured to have its representatives at various Committees of both Central and State Government, so that, it could provide with valuable inputs which helps the Government to bring unanimity in implementing the provisions in the industry more effectively.

Sir, with this purpose in mind, may we request you to kindly include the name of a senior member of BAI in the Central Advisory Council of RERA, so that the Housing and Real Estate Industry could make its view points for consideration.

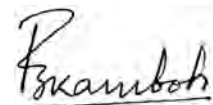
We hope you will consider our request favourably, as it will be result mutual benefit to all concerned.

Further, we would also request you to kindly grant

us an audience at any place and time suiting to your goodself, to discuss with you about BAI associating with Government agencies in developing, Affordable Housing' and 'Smart Cities'.

Thanking you,

Yours faithfully,



RAJENDRA SINGH KAMBOH
PRESIDENT
BUILDERS' ASSOCIATION OF INDIA

Ref.: 801/J/2025-To, 2026 dated 9th July, 2025

Shri Mangesh Ghildiyal
Deputy Secretary
Hon'ble Prime Minister of India
South Block, Raisina Hill
New Delhi – 110 011

Respected Sir,

Sub.: Grateful Acknowledgement and Suggestions from Builders' Association of India (BAI) on MahaRERA Implementation.

Builders' Association of India (BAI) is the apex national body representing the 'Construction and Real Estate Industry'. It comprises over 23,000 businesses houses member entities across 233+ centers in India and, through affiliated organisations, indirectly represents over 1,50,000 businesses houses. BAI is committed to fostering inclusive growth and proactively addressing operational and policy-level concerns of the sector.

BAI extends its heartfelt gratitude for the opportunity given to us to participate in the stakeholder consultation regarding the effective implementation and future direction to the Maharashtra Real Estate Regulatory Authority (MahaRERA).

The implementation of the RERA Act in Maharashtra since 2017 has been a significant milestone, bringing

transparency to project regulation, strengthening protection for homebuyers, and offering structured compliance frameworks for developers. We sincerely thank the Government of India and the Government of Maharashtra for the vision and structured execution behind this initiative.

However, we wish to bring to your kind attention certain critical issues, particularly affecting developers in small town / rural areas. While urban projects have aligned well with the framework, small town / rural developers face unique challenges in compliance due to limited resources and localized constraints. We request that the implementation norms for rural areas be made more flexible and practical, ensuring equitable development across all regions.

Specific Suggestions and Requests:-

1. Account Freezing Protocol

- Minimum of four official notices/ reminders should be issued to all stakeholders (Developer, Architect, Engineer, CA) before any action.
- A hearing must be conducted before freezing project accounts.
- No account should be frozen without a

court order, as premature freezing hampers project operations and affects stakeholders.

- Developer's request for unfreezing must be responded to within 24 hours.

2. Regarding Project Delays and Penalty – Protection of Homebuyers :-

If a developer fails to complete the project on time, MahaRERA imposes a penalty on them.

The developer pays the penalty, and the case is considered closed.

However, homebuyers do not receive possession on time, leading to financial and mental distress.

Even though the developer pays the penalty, their responsibility does not end there, as the loss incurred by homebuyers remains unaddressed. It should be clearly stated in MahaRERA's orders that payment of penalty alone does not make a developer eligible for the Project Completion Certificate unless possession has been handed over to all homebuyers.

3. Bank-Related Concerns (Circular No. 56/2024):-

- Circular 56/2024 requires re-evaluation for practicality, especially in rural contexts.
- Provisions must be made more developer- and bank-friendly.

4. Simplified Process for Rural Developers :-

- Rural developers often lack digital access, financial resources, and legal awareness.
- We request a simplified, localized, and distinct procedure for rural/small-scale developers.
- This framework should be uniformly applicable across Maharashtra for inclusivity and ease of compliance.

5. Conveyance Deed and Society Formation :-

- Timely execution of Conveyance Deed is necessary, but practical issues often delay the process.
- Clear directives are needed for defining responsibility (developer vs society).
- In township projects, conveyance deeds (structural/federation/segment-based) must be transparently defined.
- Relevant authorities—Sub-Registrar and DDR—must also be aligned informed and made responsible.

The process should be coordinated with MahaRERA for consistency across all departments.

6. OC (Occupancy Certificate) Process :-

- Completion Certificates from Architect, Engineer, and CA should be accepted as interim OC proof.
- Developers face penalties for delays beyond their control; these must be reconsidered. No check and control on authority issuing completion.
- MahaRERA should clearly define:
 - o Part OC: For individual wings/phases.
 - o Full OC: For the entire project.
- These distinctions must be uniformly documented and followed.

7. Plan Sanctioning Delays:-

- Time-bound and accountable plan approval system must be enforced.
- License Architects should be empowered to issue plans within defined SOP limits on same line as all Chartered accountants are given write to audit certify profit and loss and Balance sheet of all businesses houses.
- A Single Window Clearance System should be introduced to handle all approvals efficiently in one place.

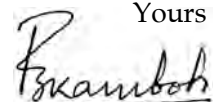
We have attached all relevant supporting documents, including past representations submitted to MahaRERA, for your kind perusal.

We truly value the continuous engagement and support from your esteemed office and look forward to continued cooperation to ensure balanced and effective real estate development in Maharashtra.

We remain committed to collaborating with all authorities to further strengthen the RERA framework, especially in ensuring ease of doing business for rural developers, timely project completions, and enhanced buyer protections.

Thanking you,

Yours faithfully,



RAJENDRA SINGH KAMBOH
PRESIDENT
BUILDERS' ASSOCIATION OF INDIA

GST : Construction Industry

The Government of India has identified infrastructure and construction as the key drivers for economic growth of the country and major investment is planned in this sector under the current plan.

Construction sector provides major employment opportunities to the citizens of the country.

The changes in the GST Act and Rules will substantially increase the ease of doing the business in the country. It is pertinent to note that GST amendments reduces the cascading effect of tax by allowing seamless credit. Also it will increase compliance across the value chain very effectively. It

is important that GST Act/Rules are modified suitably so that it facilitates the business and reduces legal hassles. This will enable the business houses focus on productive future.

Since its inception on 1st July, 2017, GST has had many contentious provisions, which BAI tackled by engaging in regular interaction with the Government. While some contentious issues were favourably addressed by the Government, some still remain. Mr. K. Viswanathan, President BAI has addressed a detailed all-encompassing representations to Government of India on these contentious issues, which is reproduced below:

Ref.:21/A/2025-26 dated 7th April, 2025

To,

Smt Nirmala Sitharaman Ji,
Hon'ble Minister of Finance,
Government of India,
Room No.134, North Block,
New Delhi – 110001

Shri Pankaj Chaudhary Ji
Hon'ble Minister of State for Finance,
Ministry of Finance,
Room No. -138, North Block,
New Delhi – 110001

The Chairperson, GST Council and all
GST Council Members (List enclosed).

The Chief Ministers of all States
(List enclosed).

The Chief Secretary
of all States

Respected Madam / Sir,

Subject: Hardship Faced by Government Contractors due to GST Demand on Work Execution
Basis -Request for special mechanism for payment of GST for Contract Works relating to
Governments and its related works – Reg.

We Builders' Association of India (BAI) is the apex All-India body of engineering construction contractors and real estate companies founded in the year 1941 with more than 25,000 business entities as its members through nearly 230 plus branches across the country. The association is a registered body established with the objective of encouraging trade, industry and profession of construction works and all other ancillary and allied trades and industries amongst others.

THE ISSUE BROUGHT TO YOUR GOODSELF KIND CONSIDERATION IS "TIME OF SUPPLY OF SERVICES" UNDER CGST & SGST ACTS IN CASE OF WORKS EXECUTED FOR GOVERNMENT AND ITS RELATED AUTHORITIES.

The works contract service to Governments, Governmental authority, Government entity, local authority, Union territory are charged at 18% and predominantly Earth works related contracts are charged at 12% as per the notifications issued.

The time of supply is the practical issue in the case of above Government and its related authorities. They are preparing the work bills as per their measurement books, etc which are maintained by the Government Departments.

AMBIGUITY/ PRACTICAL ISSUES IN CASE OF "DUE DATE FOR DISCHARGE OF GST" FOR CONTRACT WORKS RELATING TO GOVERNMENT AND ITS RELATED AUTHORITIES

The core issue arises from the interpretation of Section 13 (2) (b) of the Central Goods and Services Tax Act, 2017 (CGST Act, 2017)

- E GST authorities are treating the date of execution of work (as recorded in the M-Book by Government authorities) as the "time of supply," irrespective of the actual receipt of payment by the contractors.
- However, the contractors are not having any proper communication in respect of completion

of works (ie. part bills) from the Government and its related authorities for the purpose of raising invoices as per CGST & SGST Acts and report the turnover to GST authorities.

- Substantial delay in the release of payment to contractors.

Recently, numerous Government contractors have received notices for demand of substantial interest under the Central and State Goods and Services Tax Acts (CGST/SGST). These notices are premised on discrepancies because of the date of turnover reported in GST returns (specifically, GSTR-3B) and the date of work completion recorded as per Measurement Books (M-Books) maintained by Government and its related departments.

I. Ambiguity Regarding the Due Date of Billing/Payment;

The contractual clauses in agreements with the Government often do not explicitly state the due date of billing/ payment. Instead, they relate payment obligations to either:

- Submission of bills
- Percentage completion of work (mile stone basis)
- Physical progress charts.

In several contracts, the time lines are ambiguous or depend on internal verification, leading to subjective interpretation of when the date of raising of invoice is due, and therefore, question of when the time of supply of service arises.

Due to inconsistent contract terms and internal processing delays, many contractors are unable to determine the appropriate point of time to raise invoices, which is causing discrepancies in reporting to GST authorities and also create interest liabilities purely on technical grounds.

II. Inordinate Delays in Release of Payment

Another major issue is the significant delay in actual receipt of contract payments from Government and its departments, causing liquidity constraints and compliance hardships.

For example, as per Government Order No. 129/25/Fin dated 06.01.2025, payments for bills raised in October, 2024 are scheduled to be cleared only on 16.06.2025, after an effective delay of 10 months.

Whereas, Contractors are expected to remit GST

liability upfront at the time of invoice generation, even though actual receipts are abnormally delayed. This creates severe financial burden, especially when input tax credit (ITC), mainly from sub contractors, are not immediately available to offset such liability.

PRAYER

In view of the above, we humbly submit that the Hon'ble Ministry may kindly consider:

I) IMMEDIATE SOLUTION:

A. Legislative Clarity:

Amend Section 13 and 31 of the CGST Act suitably to specifically provide that for Government contracts, the "time of supply of services" shall be deemed to be the month of actual receipt of payment, considering that due dates are not clearly ascertainable and payment cycles are exceptionally delayed.

B. Issue of Departmental Circular:

Issue a clarificatory circular acknowledging and addressing the above challenges and directing that in cases where the due date of payment is not clearly stipulated in the contract, the time of supply shall be linked to actual receipt of consideration from the Government and its departments, in accordance with Section 31(5)(b) of the CGST Act.

II) PERMANENT SOLUTION:

In the exceptional circumstances discussed above, it is requested to amend the provisions of CGST & SGST Acts with a special mechanism to allow the Contractors to make GST payments for Government related works ON RECEIPT BASIS OR SOME OTHER SPECIAL MECHANISM. Government and its related authorities works are transparent one. There will not be any loss to the exchequers.

Relevant Legal Frame work

The levy of GST hinges on three parameters: (a) Time of supply, (b) Place of supply, (c) Value of supply.

Section 13 of the CGST Act, 2017 which governs "the time of supply of services" and the following provisions apply:

Section 13(2)(a): Where invoices are issued within the time limit prescribed under Section 31, the time of supply is the earlier of: Date of invoice or Date of receipt of payment.

Section 13 (2)(b): Where invoices are not issued within the

prescribed time, the time of supply is the earlier of Date of provision of service or Date of receipt of payment.

In any other case, the time of supply is the date on which the recipient records the receipt of service in their books of account.

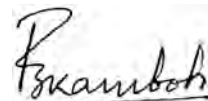
As the contracts under reference qualify as "continuous supply of services" (as per Section 2(33) of the CGST Act), the relevant provision for raising invoices is Section 31(5) of CGST Act, 2017.

This will help avoid unjust interest demands and bring much-needed relief to thousands of small and

medium government contractors who are struggling with GST compliance due to systemic delays and ambiguities in contract terms.

Thanking you,

Yours sincerely,



RAJENDRASINGHKAMBOH

PRESIDENT

BUILDERS' ASSOCIATION OF INDIA

Ref.: 1320/S/2025-26 dated 13th October, 2025

Smt. Nirmala Sitharaman Ji,
Hon'ble Minister of Finance,
Government of India,
Room No.134, North Block,
New Delhi – 110 001

Respected Madam,

**Sub : Concern over GST Reduction Benefits Not Reaching Intended Beneficiaries –
Request for Intervention.**

First of all we are happy to congratulate your good office for the announcement of Next Generation GST Reforms in the provisions of GST Acts and particularly in rationalization of GST rate structure.

Builders Association of India (BAI), founded in 1941, is over eight decades old, all India apex representative body of civil engineering construction Contractors, infrastructure and real estate developers with more than 23,000 direct business entities and 1.5 lakh indirect members nearly 236 centres across the country. BAI acts a bridge between the industry and the government, advocating for policy reforms that enhance business efficiency and support sustainable development.

We bring to your attention a pressing issue affecting the construction industry, particularly those involved in government projects related to sewerage and water lines. We BAI represent a large number of members who are struggling to avail the benefits of the recent reduction in Goods and Services Tax (GST) on cement from 28% to 18%.

The construction industry is a significant contributor to the country's infrastructure development, and it is essential that the benefits of policy changes are passed on to the intended beneficiaries. The

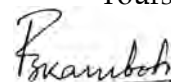
reduction in GST on cement has led to a decrease in its prices, which is a significant input cost for the manufacture of RCC pipes, precast manholes, chambers, and Ready- Mix Concrete (RMC).

However, despite the decrease in cement costs, many manufacturers of these cement-based products have not reduced their prices. This is resulting in the benefits of the government's GST reduction being cornered by the manufacturers, rather than being passed on to contractors and the public.

We humbly request your intervention in this matter, which would enable the benefits of the GST reduction to be passed on to the intended beneficiaries, thereby supporting the construction industry's continued contribution to the country's growth and development

Thanking you

Yours faithfully,



Rajendra Singh Kamboh

President

Builders Association of India

Copy to : The Chairperson, GST Council, 5th Floor, Tower II, Jeevan Bharti Building, Janpath Road, Connaught Place, New Delhi-110001

Effect of rate of GST Reduction on Cement from 28% to 18% for Clients and Contractors

I. Before 22.09.2025

	Basic price	+	GST @ 28%	=	Selling price
Cement price	312.50	+	87.50	=	400.00

Out of the Rs 400/bag selling price of cement by factories or traders, here the basic cost of Rs 312.50 will go to them and they will pay Rs 87.50/bag to GST department

II. After 22.09.2025

	Basic price	+	GST @ 18 %	=	Selling price
Cement price	312.50	+	56.25	=	368.75
Difference	(Same)				
	0	+	31.25	=	31.25

Now, out of the Rs 368.75 / bag selling price of cement by factories or traders, here the basic cost of Rs 312.50 will go to them and they will pay Rs 56.25/bag only to GST department Hence, Contractor need not pass the difference in GST (Rs 87.50 - Rs 56.25) = Rs 31.25 to their Client

Now the Contractor will take ITC of Rs56.25 only against the earlier ITC of Rs 87.50 while remitting their due to GST department. There is a reduction in ITC of (89.50-56.25) Rs 31.25 / bag which cause additional GST payment by contractor

In case I. GST department will collect a GST of Rs 87.50 from Traders or Manufacture

In case II. GST department will collect a GST of Rs 56.25 from Traders or Manufacture and now an additional of Rs 31.25 extra from contractor, both put together Rs 87.50 remains same

Conclusion

Hence, Contractor need not pass the difference in GST (Rs 87.50 - Rs 56.25) = Rs 31.25 to their Client



PUBLIC WORKS DEPARTMENT

**O/O. THE ENGINEER-IN-CHIEF &
CHIEF ENGINEER (GENERAL), PWD, CHENNAI-5
PRESENT:**

**Er. S.Manivannan, M.E.,
ENGINEER-IN-CHIEF & CHIEF ENGINEER (GENERAL)
PWD., CHEPAUK, CHENNAI - 600 005**

Sir,

Proceeding No. HDO/A/49517/2025, dated: 07.10.2025

Sub: Public Works Department – schedule of rates for the year 2025-26 – Cement Rate – revised - Amendment issued –with effect from 08.10.2025– Regarding.

Ref: 1. G.O. (Ms).No 3, Public Works (G2) department, dated 14.03.2024
2. G.O. (Ms).No 6, Public Works (G2) department, dated 05.04.2024

The **Common Standard Schedule of Rates** was issued for adoption in all Government departments of Tamil Nadu for the year 2025-2026 with effect from 22.07.2025 as recommended and approved by a committee constituted vide G.O. 1st and 2nd Cited.

Subsequently, the Government of India have announced **GST 2.0 reforms** with effect from 22.09.2025. In continuation of above reforms, cement manufactures and Tamilnadu Cement Corporation (TANCEM) have accordingly reduced the base price of cement.

Therefore, following a thorough review and consultation with the Finance Department, the following revision of cement rate is issued to ensure accurate and cost-effective estimates:

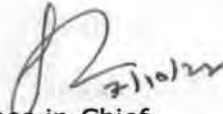
Material	Unique Code	Existing Rate with effect from 22.07.2025 (SOR 2025-26)	Amended (Revised) Rate with effect from 08.10.2025 (SOR 2025-26)
Cement	M-001 (Annexure-II)	₹5,602/- per MT (₹280.10/- per Bag)	₹5,000/- per MT (₹250/- per Bag)

The revised rate of Cement specified above **shall be adopted** for the preparation of all estimates in all Government of Tamilnadu departments with **effect from 08.10.2025.**

Engineer-in-Chief,
Chief Engineer (General),
PWD, Chepauk, Chennai-5.

To

1. The Director General, Highways Department, Chennai-25.
2. The Chief Engineer (H), Construction and Maintenance, Highways Department, Chennai-25.
3. The Engineer-in-Chief and Chief Engineer (General), Water Resources Department, Chennai-5.
4. The Chief Engineer, Water Resources Department, Design Research & Construction Support, Chennai-5.
5. The Chief Executive Officer, Tamil Nadu infrastructure Development Board, Chennai-8.
6. The Engineering Director, Tamil Nadu Water Supply and Drainage Board (TWAD), Chennai-5.
7. The Engineering Director, Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB), Chennai-2.
8. The Chief Engineer, Tamil Nadu urban Habitat Development Board (TNHUB), Chennai-5.
9. The Chief Engineer, Tamil Nadu Police Housing Corporation Limited, Chennai-10.
10. The Principal Chief Conservator of Forests (Head of Forests Force), Forests Department, Chennai-15.
11. The Chief Engineer, Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO), Chennai-2.
12. The State Secretary, Builders Association of India, Anna Nagar, Chennai - 40.
13. All the Executive Engineers of Public Works Department.
14. All the Executive Engineers (Electrical) of Public Works Department.
15. All the Superintending Engineers of Public Works Department.


Engineer-in-Chief,
Chief Engineer (General),
PWD, Chepauk, Chennai-5.

Instruction No. 06/2025-GST

File No.: CBIC-20006/4/2025-GST
Government of India
Ministry of Finance
Department of Revenue
Central Board Indirect Taxes & Customs
GST Policy Wing

New Delhi, dated 3rd October, 2025

To,

All the Principal Chief Commissioners / Chief Commissioners of Central Tax

Madam/Sir,

Subject: Provisional sanction of refund claims on the basis of identification and evaluation of risk by the system - reg.

The 56th meeting of the Goods and Services Tax Council held on 3rd September 2025, recommended amendment in rule 91(2) of CGST Rules, 2017 to provide for sanction of 90% of refund claimed on provisional basis by the proper officer on the basis of identification and evaluation of risk by the system. In addition, a proviso has been inserted in rule 91(2) to provide that, on case-by-case basis, where the proper officer is of the opinion that in a particular case, provisional refund should not be granted, he can, for reasons to be recorded in writing, instead of grant of refund on provisional basis, proceed with detailed examination of the application. Further, vide notification No. 14/2025-Central Tax dated 17.09.2025, category of registered persons has been notified under section 54(6) of the CGST Act, 2017, who shall not be allowed refund on provisional basis for zero rated supplies.

2. In order to ensure uniformity in the implementation of the provisions of the Act across field formations and to streamline the process of GST refunds, the Board, hereby issues the following instructions with respect to processing of refund claims, filed with the proper officer, on account of zero rated supply of goods or services or both.

3. Manner of processing refund applications:

3.1 While processing refund applications, the following may be ensured:

- a. The refund application, consequent to its filing, shall continue to be processed as per extant guidelines till the issuance of FORM GST RFD-02 or FORM GST RFD-03, as the case may be. The extant timeline prescribed for the issuance of FORM GST RFD-02 or FORM GST RFD-03, as the case may be, should be strictly adhered to.
- b. Categorization of refund applications as "low-risk" on the basis of risk score provided by the system shall be taken into account and 90% of the refund amount claimed shall be sanctioned on provisional basis in such cases.
- c. It may be noted that once an acknowledgment has been issued in FORM GST RFD-02, scrutiny is not required to be done for low risk refund applications for sanctioning of refund on provisional basis unless the said refund application is covered under the first proviso to rule 91(2)

of the CGST Rules, 2017, whereby the officer, for reasons to be recorded in writing, may proceed with the examination of the application in accordance with the provisions of rule 92, instead of grant of refund on provisional basis.

- d. For refund applications, which are not categorised as "low-risk" by the system, refund shall not be sanctioned on provisional basis and in such cases, the proper officer shall proceed with detailed scrutiny of refund application and further action as per the extant guidelines.

3.2 The statutory conditions prescribed for grant of provisional refund, including non-eligibility of the notified category of registered persons under section 54(6) vide notification No. 14/2025-Central Tax dated 17.09.2025, the requirement under rule 91(1) regarding non-prosecution, shall continue to be applicable in these cases. Further, as no adjustment or withholding of refund, as provided under sub-sections (10) and (11) of section 54 of the CGST Act, can be done in respect of the provisionally sanctioned amount, therefore, in such cases, the proper officer, instead of granting refund on provisional basis, may process and sanction refund on final basis at the earliest and recover the amount from the amount so sanctioned. Also, provisional refund may not be sanctioned where, in respect of any previous refund application filed by the claimant, the issue involved is pending in an appellate forum, or where a show cause notice is issued or where an order has been passed but matter has not attained finality.

3.3 It is clarified that as the said amendment has been made for trade facilitation, therefore the said proviso to rule 91(2) of the CGST Rules, 2017 may be used sparingly and on case-to-case basis, so that the provisional refund is not denied merely on the basis of presumptive reason(s), initiation of routine proceedings such as scrutiny etc.

3.4 It also needs to be noted that if, on detailed examination, it appears to the proper officer that the refund amount sanctioned provisionally is more than the refund amount finally found admissible, in such case, the proper officer shall issue a show cause notice to the applicant, in FORM GST RFD-08, under section 54 of the CGST Act, read with section 73 or 74 or 74A of

the CGST Act, as is presently being done.

4. As the amendment in rule 91(2) of CGST Rules, 2017 has been notified vide notification No. 13/2025-Central Tax dated 17.09.2025 to come into effect from 01.10.2025, therefore the provisions related to risk-based sanction of provisional refund shall be applicable for all refund applications filed on or after 01.10.2025.
5. It is worthwhile to note that the GST Council, in its 56th meeting, has also recommended amending Section 54(6) of the CGST Act, 2017, to provide for sanction of 90% of the refund amount claimed on provisional basis, in case of refund claims filed on account of inverted duty structure (IDS), similar to the provisions in place for zero-rated supplies. However, the said amendment to the Act will be incorporated through the forthcoming Finance Act and States will also be required to pass the corresponding amendments in their respective legislations, which will take time.
- 5.1. Therefore, as an interim measure of trade facilitation, it has been decided by the Central Government that till this amendment in the Act is effected, in case of refund applications filed on account of IDS, on or after 01.10.2025, 90% of the refund amount so claimed may be sanctioned on provisional basis in similar manner as is being sanctioned provisionally for refund claims filed on account of zero-rated supplies.
- 5.2. The manner for processing such refund applications shall be the same as specified in para 3.1 to para 3.4 above. Further, the statutory

conditions prescribed for grant of provisional refund in case of zero rated supplies shall equally apply in these cases.

- 5.3 It is further stated that the functionality for issuance of provisional refund in such cases has been made available by GSTN, on lines similar to the provisional refund processing for refund applications filed on account of zero rated supply of goods or services or both.
6. The implementation of this instruction may be supervised by the jurisdictional Principal Commissioner/ Commissioner and a report in this regard may be sent to the jurisdictional Principal Chief Commissioner/ Chief Commissioner. Principal Chief Commissioner/ Chief Commissioner should ensure that the trade facilitation measures decided upon by the Government are implemented in letter and spirit and there is proper monitoring regarding the same.
7. Difficulty, if any, in implementation of this instruction may please be brought to the notice of the Board.

Yours faithfully,

(Gaurav Singh)
Commissioner (GST)

Copy to: Additional Secretary, GST Council Secretariat with a request to circulate to State GST formations, which may, if deemed appropriate, issue similar instructions within their jurisdictions to ensure uniformity and effective implementation.

CEMENT MATTER

BAI filed petition before the Competition Commission of India on the cartelisation of Cement Manufacturers. The Hon'ble Competition Commission have penalised Cement Manufacturers Rs. 6,307 Crore and asked them to deposit the same before them. This is the highest penalty ever levied by Indian judicial system. CCI formally allows BAI to implead the Cement Cartelisation Petition.

ITEM NO.117

COURT NO.3

SECTION XVII-B

S U P R E M E C O U R T O F I N D I A

RECORD OF PROCEEDINGS

Civil Appeal No(s). 9410-9411/2018

THE INDIA CEMENTS LTD.

Appellant(s)

VERSUS

COMPETITION COMMISSION OF INDIA & ORS.

IA No. 131662/2018 - PERMISSION TO FILE
ADDITIONAL DOCUMENTS / FACTS /
ANNEXURES **Respondent(s)**

IA No. 131446/2018 - PERMISSION TO FILE
ADDITIONAL DOCUMENTS / FACTS /
ANNEXURES

IA No. 131444/2018 - STAY APPLICATION

WITH

C.A. No. 9538-9539/2018 (XVII-B)

FOR EX-PARTE STAY ON IA 133516/2018

FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
133520/2018

FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
135688/2018

FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
23034/2019

IA No. 133516/2018 - EX-PARTE STAY

IA No. 23034/2019 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

IA No. 135688/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

IA No. 133520/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

C.A. No. 9763/2018 (XVII-B)

FOR GRANT OF INTERIM RELIEF ON IA 136411/
2018

IA No. 136411/2018 - GRANT OF INTERIM RELIEF

C.A. No. 9534-9535/2018 (XVII-B)

FOR EX-PARTE STAY ON IA 133083/2018

FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
133084/2018

FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
134973/2018

FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
139780/2018

FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
144876/2018

IA No. 133083/2018 - EX-PARTE STAY

IA No. 144876/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

IA No. 139780/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

IA No. 134973/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

IA No. 133084/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

C.A. No. 9555-9556/2018 (XVII-B)
FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
134433/2018
FOR EX-PARTE STAY ON IA 134434/2018
FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
134979/2018
FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
139775/2018
IA No. 134434/2018 - EX-PARTE STAY
IA No. 139775/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 134979/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 134433/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

C.A. No. 9734-9735/2018 (XVII-B)
FOR EXEMPTION FROM FILING C/C OF THE
IMPUGNED JUDGMENT ON IA 136013/2018
FOR STAY APPLICATION ON IA 136014/2018
FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
146740/2018
IA No. 146740/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 136014/2018 - STAY APPLICATION

C.A. No. 9744/2018 (XVII-B)
FOR STAY APPLICATION ON IA 136086/2018
IA No. 136086/2018 - STAY APPLICATION

C.A. No. 9826/2018 (XVII-B)
FOR APPLICATION FOR SUBSTITUTION ON IA
104776/2020

C.A. No. 9882-9883/2018 (XVII-B)
FOR EX-PARTE STAY ON IA 138895/2018
FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
140567/2018
FOR APPLICATION FOR PERMISSION ON IA
4573/2023
IA No. 4573/2023 - APPLICATION FOR
PERMISSION
IA No. 138895/2018 - EX-PARTE STAY
IA No. 140567/2018 - PERMISSION TO FILE
ADDITIONAL

DOCUMENTS/FACTS/ANNEXURES

C.A. No. 9864/2018 (XVII-B)
FOR EX-PARTE STAY ON IA 138179/2018
FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
138180/2018
FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
139678/2018
FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
139684/2018
FOR PERMISSION TO FILE ADDITIONAL
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139688/2018
FOR PERMISSION TO FILE ADDITIONAL
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139698/2018
FOR PERMISSION TO FILE ADDITIONAL
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139701/2018
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139703/2018
FOR PERMISSION TO FILE ADDITIONAL
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139705/2018
FOR PERMISSION TO FILE ADDITIONAL
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139712/2018
FOR PERMISSION TO FILE ADDITIONAL
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139716/2018
FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
139720/2018
FOR PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES ON IA
139734/2018
IA No. 138179/2018 - EX-PARTE STAY
IA No. 139701/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 139698/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 139688/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 139734/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

IA No. 139684/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 139720/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 139678/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 139716/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 138180/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 139712/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 139705/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 139703/2018 - PERMISSION TO FILE
ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

C.A. No. 9851/2018 (XVII-B)
FOR STAY APPLICATION ON IA 137928/2018
FOR EXEMPTION FROM FILING C/C OF THE
IMPUGNED JUDGMENT ON IA
137930/2018

IA No. 137928/2018 - STAY APPLICATION
C.A. No. 1281-1282/2019 (XVII-B)
IA No. 183972/2018 - STAY APPLICATION

Date : 30-10-2025 These matters were called on for
hearing today.

CORAM :

HON'BLE MR. JUSTICE VIKRAM NATH
HON'BLE MR. JUSTICE SANDEEP MEHTA

For Appellant(s) :

Mr. Abhishek Manu Singhvi, Sr. Adv.
Ms. Ruby Singh Ahuja, Adv.
Ms. Nisha Kaur Uberoi, Adv.
Ms. Kritika Sachdeva, Adv.
Mr. Sarthak Pande, Adv.
Ms. Shambhvi Sinha, Adv.
Ms. Shivangi Chawla, Adv.
Ms. Shambhavi Sinha, Adv.
Ms. Samriddha Gooptu, Adv.
Mr. Kamal Sharma, Adv.

Ms. Mehar Singh Dang, Adv.
Mr. Aditya Prakash, Adv.
Mr. Tarun Katariya, Adv.
Mr. Yash Johri, Adv.
Ms. Akansha Thapa, Adv.
Ms. Shruti Pandey, Adv.
M/S. Karanjawala & Co., AOR

Mr. Ramji Srinivasan, Sr. Adv.
Mr. P.k. Bhalla, Adv.
Mr. Praveen Kumar, AOR
Ms. Charandeep Kaur, Adv.
Ms. Sunaina Kumar, Adv.

Ms. Nisha Kaur Oberoi, Adv.
Ms. Nisha Kaur Uberoi, Adv.
Mr. Pranav Satyam, Adv.
Ms. Harshita Parmar, Adv.
Ms. Shambhvi Sinha, Adv.
Ms. Akanksha Mathur, Adv.
Mr. Aditya Prakash, Adv.
Ms. Meghaa G., Adv.
Ms. K Ashmeka, Adv.
Mr. Avneesh Arputham, AOR

Mr. Venkita Subramoniam T.r, AOR

Mr. Mahesh Agarwal, Adv.
Mr. Arshit Anand, Adv.
Mr. M.s. Ananth, Adv.
Mr. Devansh Srivastava, Adv.
Mr. Naman Gupta, Adv.
Mr. E. C. Agrawala, AOR

Mr. Aditya Verma, AOR

Ms. Madhavi Divan, Sr. Adv.
Ms. Nisha Kaur Uberoi, Adv.
Ms. Rahat Dhawan, Adv.
Ms. Aandrita Deb, Adv.
Mr. Atharva Kotwal, Adv.
Ms. Keerthana Kesavan, Adv.
Mr. Dheeraj Nair, AOR

Mr. T. Srinivasa Murthy, Adv.
Ms. Iyer Shruti Gopal, AOR
Mr. Anandh K., Adv.
Ms. Nishita Jagetia, Adv.

Mr. Rajsekhar Rao, Adv.
Ms. Nisha Kaur Uberoi, Adv.
Mr. Sarthak Pande, Adv.
Mr. Anand Sree, Adv.
Mr. Ajay Sabharwal, Adv.
Mr. Abhaid Parikh, AOR

For Respondent(s) :

Ms. Anu Monga, Adv.
Mr. Rahul Goel, Adv.
Mr. Jose Abraham, AOR
Mr. Anto Robert G, Adv.

Mr. Ashwarya Sinha, AOR
Mr. Aditya Malhotra, Adv.
Mr. Sankalp Mahindru, Adv.

Mr. Abhinav Agrawal, AOR
Mr. Jeevan Prakash, AOR
Mr. Anshuman Srivastava, AOR

Mr. Amit Sibal, Sr. Adv.
Ms. Neha Agarwal, Adv.

Mr. Mahesh Agarwal, Adv.

Mr. Arshit Anand, Adv.
Mr. Rishi Agrawala, Adv.
Mr. M.s. Ananth, Adv.
Mr. Rohan Talwar, Adv.
Ms. Aanchal Mullick, Adv.
Mr. Devansh Srivastava, Adv.
Mr. Naman Gupta, Adv.
Mr. E. C. Agrawala, AOR
Mr. Himanshu Saraswat, Adv.

Mr. T. Srinivasa Murthy, Adv.
Ms. Iyer Shruti Gopal, AOR
Mr. Anandh K., Adv.
Ms. Nishita Jagetia, Adv.

UPON hearing the counsel the Court made the following

O R D E R

List this group of matters on 4th February, 2026.

Tag with Civil Appeal Nos. 12249-50 of 2018 (arising out of Diary No. 39202 of 2018).

In the meantime, it would be open for the learned counsel for the parties to complete the pleadings and exchange all compilation among themselves.

(SONIA BHASIN)
ASSISTANT REGISTRAR-CUM-PS

(RANJANA SHAILEY)
ASSISTANT REGISTRAR

DIARY NO. - 33765/2018**THE RAMCO CEMENTS LIMITED VS. COMPETITION COMMISSION OF INDIA**

Diary Number	33765/2018 Filed on 10-09-2018 12:00 AM [SECTION: XVII-B] PENDING
Case Number	C.A. No. 009538 - 009539 / 2018 Registered on 14-09-2018 (Verified On 19-09-2018)
CNR Number	SCIN010337652018
Present/Last Listed On	30-10-2025 [HON'BLE MR. JUSTICE VIKRAM NATHand HON'BLE MR. JUSTICE SANDEEP MEHTA] [CL.NO. : 117]
Status/Stage	PENDING[] (Final Hearing) List On (Date) (27-11-2024)-Ord dt: 03-10-2024
Admitted	[ADMITTED ON : 03-09-2024]
Category	1201-Competition Laws/ MRTP : Competition Laws/ Monopolies and Restrictive Trade Practices Act, 1969
Petitioner(s)	1 THE RAMCO CEMENTS LIMITED
Respondent(s)	1 COMPETITION COMMISSION OF INDIA 2 BUILDERS ASSOCIATION OF INDIA THR. ITS PRESIDENT
Petitioner Advocate(s)	IYER SHRUTI GOPAL[P-1]
Respondent Advocate(s)	JOSE ABRAHAM[caveat] ASHWARYA SINHA[R-1]

DIARY NO. - 33423/2018**THE INDIA CEMENTS LTD. VS. COMPETITION COMMISSION OF INDIA**

Diary Number	33423/2018 Filed on 06-09-2018 12:00 AM [SECTION: XVII-B] PENDING
Case Number	C.A. No. 009410 - 009411 / 2018 Registered on 12-09-2018 (Verified On 12-09-2018)
CNR Number	SCIN010334232018
Present/Last Listed On	30-10-2025 [HON'BLE MR. JUSTICE VIKRAM NATHand HON'BLE MR. JUSTICE SANDEEP MEHTA] [CL.NO. : 117]
Status/Stage	PENDING[] (Final Hearing) List On (Date) (27-11-2024)-Ord dt:03-10-2024
Admitted	[ADMITTED ON : 03-09-2024]
Category	1201-Competition Laws/ MRTP : Competition Laws/ Monopolies and Restrictive Trade Practices Act, 1969
Petitioner(s)	1 THE INDIA CEMENTS LTD.
Respondent(s)	1 COMPETITION COMMISSION OF INDIA 2 BUILDERS ASSOCIATION OF INDIA 3 CEMENT MANUFACTURERS ASSOCIATION 4 ASSOCIATED CEMENT CEMENT COMPANIES LTD 5 AMBUJA CEMENT LTD 6 ULTRATECH CEMENT LTD 7 JAIPRAKASH ASSOCIATED LTD 8 JK CEMENT LTD

	9	CENTURY TEXTILES AND INDUSTRIES LTD
	10	THE RAMCO CEMENTS LTD
	11	BINANI CEMENTS LTD
	12	LAFARGE INDIA PVT LTD
	13	SHREE CEMENT LTD
Petitioner Advocate(s)	ADITYA VERMA	
Respondent Advocate(s)	JOSE ABRAHAM[caveat] ASHWARYA SINHA[R-1] E. C. AGRAWALA[R-5]	E. C. AGRAWALA[R-4] IYER SHRUTI GOPAL[R-10]

DIARY NO. - 40630/2018

**BINANI CEMENT LTD NOW ULTRATECH NATHDWARA CEMENT LTD VS.
COMPETITION COMMISSION OF INDIA**

Diary Number	40630/2018 Filed on 26-10-2018 12:00 AM [SECTION: XVII-B] PENDING	
Case Number	C.A. No. 001281 - 001282 / 2019 Registered on 29-01-2019 (Verified On 11-01-2019)	
CNR Number	SCIN010406302018	
Present/Last Listed On	30-10-2025 [HON'BLE MR. JUSTICE VIKRAM NATH and HON'BLE MR. JUSTICE SANDEEP MEHTA] [CL.NO. : 117]	
Status/Stage	PENDING[] (Final Hearing) List On (Date) (27-11-2024)-Ord dt:03-10- 2024	
Admitted	[ADMITTED ON : 27-08-2019]	
Category	1201-Competition Laws/ MRTP : Competition Laws/ Monopolies and Restrictive Trade Practices Act, 1969	
Petitioner(s)	1 BINANI CEMENT LTD NOW ULTRATECH NATHDWARA CEMENT LTD	
Respondent(s)	1 COMPETITION COMMISSION OF INDIA 2 BUILDERS ASSOCIATION OF INDIA PRESIDENT	
Petitioner Advocate(s)	AVNEESH ARPUTHAM[P-1]	
Respondent Advocate(s)	JOSE ABRAHAM[caveat] ASHWARYA SINHA[R-1]	

Labour Law Matters

BAI appreciated Government's vision about the Construction Industry, particularly emphasising the new labour Codes in the background of new dimensions of the construction Industry and

expectation from the contractors & builders to achieve the aforesaid mission. BAI Always support the Ministry of Labour and Employment.

ESIC Coverage of Construction Site Workers – Stay on Applicability

The Association's intervention in the matter concerning the applicability of the Employees' State Insurance (ESI) Scheme to construction site workers has continued to safeguard the interests of contractors.

Pursuant to the Stay Order passed by the Hon'ble Supreme Court and the subsequent circular issued by the ESIC Department, construction site workers have been excluded from the purview of the ESI Scheme, thereby protecting contractors from the additional ESIC contribution burden, which is approximately 7% of wages/salary.

The ESIC Department has, however, been pursuing the matter with a view to vacating the said stay and extending the applicability of the ESI Scheme to construction site workers.

The matter was listed before the Hon'ble Supreme Court on 6th February 2026 for final hearing. The Hon'ble Court adjourned the matter and directed that it be taken up after a period of eight weeks.

The Association continues to closely monitor the matter and remains committed to protecting the legitimate interests of the construction industry and its members4th meeting.

LISTED ON : 6.2.2026
BEFORE COURT NO.: 15
ITEM NO.: 50

SECTION-IX
IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION
PETITION FOR SPECIAL LEAVE TO APPEAL(CIVIL) NO. 13351 OF 20 18
WITH PRAYER FOR INTERIM RELIEF
AND

INTERLOCUTORY APPLICATION NO. 82953 and 174449 of 2019
(Application for impleadment and modification of stay order dated 6.7.2018, filed by Mr. Rakesh Dahiya, Advocate)

AND
INTERLOCUTORY APPLICATION NOS. 85438 and 85682 of 2025
(Application for early hearing application and intervention, filed by Ms. Anushree Prashit Kapadia, Advocate)

BUILDERS ASSOCIATION OF INDIA

..PETITIONER(S)

-VERSUSTHE

EMPLOYEES STATE INSURANCE

CORPORATION & ORS.

..RESPONDENT(S)

OFFICE REPORT

The matter above mentioned was listed before the Hon'ble Court on 30.1.2026 with office report dated 29.1.2026, when the Court was pleased to pass the following order:-

"1. Mr. Brijender Chahar, learned ASG submits that out of the 23 Writ Petitions before the different High Courts, which are sought to be transferred to this Court in this Transfer

Petition, 10 Writ Petitions have already been withdrawn, and the petitioners in the other 04 Writ Petitions have no objection with the transfer of the said 04 Writ Petitions and the petitioners in the remaining Writ Petitions have filed the vakalatnama but not their counter affidavits.

2. Let a brief chart of the Writ Petitions pending before the different High Courts, and their status as on today as also the stand of those Writ Petitioners before this Court, be submitted before the next date of hearing.

3. Post the matters on 06.02.2026."

It is submitted that no further documents have been filed in the matter.

Service of notice is complete.

The petition along with applications above-mentioned is listed before the Hon'ble Court with this office report.

Dated this the 5th day of February, 2026.

DEPUTY REGISTRAR

Copy to:

Mr. Jose Abraham, Advocate
Mr. Vaibhav Manu Srivastava,
Advocate Mr. Prakash Ranjan Nayak,
Advocate Mr. Rakesh Dahiya, Advocate
Ms. Anushree Prashit Kapadia, Advocate

Dear Sir,

Please note that the ESIC matter filed by the BAI was lastly listed on 30/01/2026 after a long gap in which we have obtained a stay from the Supreme Court and is listed for further hearing on 06/02/2026 for further proceedings. Please take note of the same and proceed accordingly.

Since the stake is very high in this matter, its advisable to engage a senior for further hearings.

Copy of the petition is also enclosed herewith for your convenience.

With thanks and regards

Raju John
Executive Secretary
BAI

Note : Any Members desiring a full set of the petition (Total 616 pages) may please contact to HQ on email id baihq.mumbai@gmail.com.

Listed on 30.01.2026
Court No. 15
Item No. 52.1

SUPREME COURT OF INDIA
Application for adjournment

To,

**The Registrar,
Supreme Court of India**

Sir,

Kindly adjourn the hearing of the case, particulars whereof are given below:

- | | |
|-------------------------|---|
| 1. Case Number | : SLP (C) No. 13351/2018 |
| 2. Coram/Court/Item No. | : Listed on 30.01.2026
Court No. 15
Item No. 52.1 |

-
3. Name of the applicant with status (Petitioner/Respondent) : Petitioner
4. Reasons for adjournment : The arguing counsel is not available on account of personnel difficulty on the said date.
5. Period of adjournment : 03 weeks
6. Whether the rest of the parties are intimated (name of Advocates appearing for other parties with confirmation for intimating them) : ADV. PRAKASH RANJAN NAYAK
ADV. VAIBHAV MANU SRIVASTAVA
ADV. RAKESH DAHIYA
ADV. ANUSHREE PRASHIT KAPADIA
7. Next date of hearing : 30.01.2026
8. Whether any interim order is operating in the case : Stay Order dt 06.07.2018
9. Number of adjournment/s already taken : 1



JOSE ABRAHAM
Advocate for the Petitioner

ESIC Launches SPREE 2025 to Expand Social Security Coverage

The Employees' State Insurance Corporation (ESIC) has approved SPREE 2025 (Scheme for Promotion of Registration of Employers and Employees)—during its 196th ESI Corporation Meeting held in Shimla, Himachal Pradesh, under the chairmanship of Dr. Mansukh Mandaviya, Union Minister for Labour & Employment and Youth Affairs & Sports.

SPREE 2025

The Scheme for Promotion of Registration of Employers and Employees (SPREE) 2025, approved by the Employees' State Insurance Corporation (ESIC), is a special initiative aimed at expanding social security coverage under the ESI Act. The scheme will be active from 1st July to 31st December 2025 and provides a one-time opportunity for unregistered employers and employees—including contractual and temporary workers—to enrol without facing inspections or demands for past dues.

Under SPREE 2025:

- Employers can register their units and employees digitally through the ESIC portal, Shram Suvidha and MCA portal.
- Registration will be considered valid from the date declared by the employer.
- No contribution or benefit will apply for periods prior to registration.
- No inspection or demand for past records will be made for the pre-registration period.

The scheme encourages voluntary compliance by removing the fear of retrospective penalties and easing the registration process. Prior to SPREE, non-

registration within specified timeframes could result in legal action and a demand for backdated dues. SPREE 2025 addresses these barriers, aiming to bring left-out establishments and workers into the ESI fold and ensure broader social protection.

The launch of SPREE 2025 marks a progressive step by the Employees' State Insurance Corporation towards inclusive and accessible social security. By simplifying the registration process and offering immunity from retrospective liabilities, the scheme not only encourages employers to regularize their workforce but also ensures that more workers, especially those in contractual sectors, gain access to essential health and social benefits under the ESI Act. ESIC remains committed to strengthening its outreach and fulfilling its mandate of universal social protection, aligning with the vision of a welfare-centric labour ecosystem in India.

Manish Gautam/Divyanshu Kumar/Anjelina Alexander



E-NOMINATION MANDATORY FOR PF WITHDRAWALS

! As of July 2025, a valid e-nomination is required for all EPFO PF withdrawal claims, including partial withdrawals.

- Withdrawal requests will be blocked if there is no valid e-nomination on your UAN profile.
- E-nomination helps ensure smooth claim settlement to your beneficiaries
- File or update your e-nomination now through the EPFO UAN portal

Forwarded message -----

From: "Prashant R Ambulgekar" <prambulgekar@shirke.co.in>
To: "Raju John, Executive Secretary, BAI" <raju_john_in@yahoo.co.uk>
Cc:

Sent: Tue, 15 Apr 2025 at 12:51

Subject: FW: Pension Scheme for construction workers registered under the Maharashtra Building and Other Construction Workers Welfare Board, Mumbai.

Dear Raju,

There have been some positive changes in the BOCW Act in which the Registered workers can get Pension after their Retirement at 60 years . there are some conditions attached to this . but you can circulate the said information to all the members and encourage them to register each and every member Under BOCW Act .

I have attached a circular from Govt of Maharashtra to this effect (pension scheme to BOCW workers)

Regards

Prashant Ambulgekar
Vice President- HR
B G Shirke Construction Technology Pvt. Ltd

The Maharashtra Government has introduced a pension scheme for construction workers registered under the Maharashtra Building and Other Construction Workers Welfare Board, Mumbai. The scheme is in line with the Building and Other Construction Workers (Regulation of Employment and Welfare) Act, 1996, and aims to provide pensions to workers once they reach the age of 60. Please find attached herewith the scanned copy of GR No. EBK -0325/PK 45/Labour-7 dated 28th March, 2025 received from Labour Dept. Govt. of Maharashtra, Mumbai.

Following are the key highlights of the Pension Scheme –

1. Eligibility Criteria:

Here are the eligibility criteria points:

- **Age and Registration Requirement:**

- a. Construction workers who are 60 years of age or older and are registered with the Board are eligible for the scheme.
- b. If both husband and wife are construction workers, they will each be eligible for the

pension separately.

- **Eligibility After Death:**

- a. After the death of the husband or wife, the surviving spouse will be eligible for the pension.
- b. However, if the surviving spouse is already receiving the pension under the scheme, they will not receive it again for the same person.

- **Exclusion of Other Benefits:**

- a. Construction workers who are already receiving benefits under the Employees State Insurance Act, 1948 or the Employees Provident Fund and Miscellaneous Provisions Act, 1952 are not eligible for the pension under this scheme.

2. Pension Amount Based on Registration:

- a. 10 years of registration: 50% of Rs. 12,000 (Rs. 6,000 per year).
- b. 15 years of registration: 75% of Rs. 12,000 (Rs. 9,000 per year).
- c. 20 years of registration: 100% of Rs. 12,000 (Rs. 12,000 per year).

3. Application Process:

- a. Workers need to download the application from the website <http://mahabocw.in/> and submit it with their Aadhaar card to the District Building Labour Facility Centre.
- b. The application will be reviewed and, upon approval, a Pension Number Certificate will be issued.
- c. Workers must submit proof of life each year to continue receiving their pension.

4. Forms:

- a. Form-A: Application for pension with details of the worker's registration, Aadhaar, bank account, etc.
- b. Form-B: Pension recommendation letter.
- c. Form-C: Year-wise registration certificate.

- d. Form-D: Pension number certificate.

- 5. The scheme will be reviewed periodically based on the funds collected through labour cess, and any changes in the pension rates or conditions will be made at the government level after approval.

IN THE HIGH COURT OF DELHI AT NEW DELHI
W.P.(C) 16556/2025 & CM APPL. 67861/2025

BUILDERS ASSOCIATION OF INDIAPetitioner

Through: Mr. Gopal Jain, Sr. Adv. Mr. Jose

Abraham & Mr. Basil Jaison, Advs.

versus

UNION OF INDIA & ANR.Respondents

Through: Ms. Nidhi Raman, CGSC with Mr. Arnav Mittal & Mr. Amit Rana, Advs. for R-1/UOI.

Mr. Siddharth, Standing Counsel for EPFO with Mr. Harshit Manwani, Adv. for R-2.

**CORAM:
HON'BLE MR. JUSTICE AMIT SHARMA**

**O R D E R
17.12.2025**

1. This hearing has been done through hybrid mode.
2. Learned counsel appearing on behalf of respondent no.2/EPFC submits that an application has been filed placing on record a speaking order dated 16.12.2025 passed by respondent no.2 while disposing of the petitioner's representation dated 04.08.2025. Let the same be placed on record. A copy of the same has been supplied to learned counsel for the petitioner.
3. Renotify for hearing on 22.01.2026.

AMIT SHARMA, J

DECEMBER 17, 2025/nk

IN THE HIGH COURT OF DELHI AT NEW DELHI

CIVIL ORIGINAL JURISDICTION

CM APPL NO. OF 2025

IN

WRIT PETITION (CIVIL) NO. 16556 OF 2025

IN THE MATTER OF:

BUILDERS ASSOCIATION OF INDIA

...PETITIONER

VERSUS

UNION OF INDIA AND ANR

...RESPONDENTS

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1.	Application on behalf of the Petitioner under Section 151 of the Code of Civil Procedure, 1908 for Early Hearing of the captioned Writ Petition		
2.	Proof of Service.		

Filed Through

**Jose Abraham & Associates,
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**Place: New Delhi
Date:**

**IN THE HIGH COURT OF DELHI AT NEW DELHI
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WRIT PETITION (CIVIL) NO. 16556 OF 2025

IN THE MATTER OF:

BUILDERS ASSOCIATION OF INDIA

...PETITIONER

VERSUS

UNION OF INDIA AND ANR

...RESPONDENTS

APPLICATION ON BEHALF OF THE PETITIONER UNDER SECTION 151 OF THE CODE OF CIVIL PROCEDURE, 1908 FOR EARLY HEARING OF THE CAPTIONED WRIT PETITION

MOST RESPECTFULLY SHOWETH:

1. The Applicant/Petitioner has instituted the present Writ Petition bearing W.P.(C) No. 16556/2025, challenging the Circular dated 30.07.2025, whereby Respondent No. 2 has mandated exclusive Aadhaar-based Face Authentication (FAT) through the UMANG App for UAN generation/activation with effect from 01.08.2025.
2. The Petitioner, representing over 23,000 construction and infrastructure establishments, submits that the FAT-only system has rendered PF compliance unworkable for industries dependent on migrant and digitally illiterate workers. Thereby, this Writ Petition raises issues of arbitrariness, digital exclusion, impossibility of compliance, and disruption of workers' statutory right to social security. The sudden and technologically restrictive directive has already resulted in widespread authentication failures, thereby paralysing UAN generation across the sector.
3. That the impugned circular is wholly impractical and imposes serious logistical hurdles, particularly in the construction and unorganised labour sectors where employment is short-term and workers are migratory. Requiring Aadhaar-based Face Authentication (FAT) through the UMANG App for UAN generation disregards ground realities—many workers have Aadhaar linked to distant family members' mobile numbers and face significant language, literacy, and technological barriers to using a digital-only system.
4. The impugned Circular is already in operation, and the non-compliance of the same is in turn exposing employers to imminent coercive and penal consequences for delays entirely attributable to FAT failures and the lack of digital access among workers; as the current legislation, namely, the Employees' Provident Funds and Miscellaneous Provisions Act, 1952 only penalises the Employers for the non-compliance.
5. That on 12.11.2025, this Hon'ble Court was pleased to issue notice in the Writ Petition and orally directed that the matter be listed on 17.12.2026. However, in the order sheet, the next date of listing has inadvertently been recorded as 17.04.2026.
6. The cardinal principle that "Justice delayed is justice denied," lies at the heart of our constitutional jurisprudence. In this context, it is pertinent to refer to the authoritative pronouncement of the Hon'ble Supreme Court in the landmark case of Anil Rai vs. State of Bihar, reported in (2001) 7 SCC 318, wherein it was emphatically held that:

"14. It has been held time and again that justice should not only be done but should also appear to have been done. Similarly, whereas justice delayed is justice denied, justice withheld is even worst than that."

" Access to justice is one of the aspects which is considered as a part of the basic structure of the Constitution. If access to justice is to be meaningful, there has to be adjudication process, within a reasonable time."

7. That in the recent authoritative pronouncement in *Esha Ekta Apartments Cooperative Housing Society Limited and Ors. v. Municipal Corporation of Mumbai and Ors.*, (2013) 5 SCC 357, the Hon'ble Supreme Court reiterated that,
8. That the balance of convenience is in favour of the applicant, and irreparable loss shall be caused to the complainant, if the present application is not allowed. Hence, it is most respectfully submitted that the present application be allowed in the interest of justice.

PRAYER

In view of the above, the Petitioner humbly prays that this Hon'ble Court may be pleased to:

- a) Allow the present application and direct the early listing of the above captioned Writ Petition bearing W.P.(C) No.16556/2025

- b) Any order or direction that this Hon'ble Court may deem fit and proper in the facts and circumstances of the present case.

AND FOR THE ABOVE ACT OF KINDNESS, THE PETITIONER AS IN DUTY BOUND, SHALL EVER PRAY.

PETITIONER

FILED THROUGH

Place: New Delhi
Date:

Jose Abraham & Associates,
Advocates for the Petitioner,
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Email: advocatejose@gmail.com.

Seeking Review and Rationalisation of Dual Social Security Levy on Construction Employers under the BOCW Act, 1996 and the Code on Social Security, 2020

To

The Secretary,
Ministry of Labour & Employment,
Government of India,
Shram Shakti Bhawan,
New Delhi – 110001

Subject: Memorandum seeking policy and legislative intervention to avoid dual social security levy on employers in the construction industry under the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 and the Code on Social Security, 2020

Sir,

The humble petition of the Undersigned Sector employers most respectfully submit:

1. Particulars of the Petitioner

The Petitioner, is the Builders Association of India, a professional group having more than three decades of experience in the construction and infrastructure sector, with extensive expertise in labour laws, industrial relations,

statutory compliances and social security frameworks applicable to large infrastructure projects and construction establishments across India.

The Petitioner submits this Memorandum in public interest, representing the concerns of construction employers and stakeholders, without any personal or pecuniary motive.

2. Industry Background and Context

2.1 The construction industry is one of the largest employers in India and is characterised by:

- Temporary and project-based employment
- Migratory and inter-State workforce
- Contractor-driven engagement
- Lack of permanent employer-employee relationship

2.2 Recognising these unique characteristics, Parliament enacted the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 as a special welfare legislation to provide social security to construction workers outside the organised sector framework.

3. Statutory Framework under the BOCW Act, 1996

3.1 Applicability

- Section 1(4): Applicable to establishments employing ten or more building workers.

3.2 Definition of Beneficiaries

- Section 2(e): Building & Other Construction worker excludes managerial and supervisory personnel, clearly targeting unorganised labour.

3.3 Welfare Mechanism

- Section 18: Constitution of State Building and Other Construction Workers' Welfare Boards.
- Section 22: Boards empowered to provide pension, medical aid, accident assistance, housing loans, education support, etc.

3.4 Funding Structure

- Welfare schemes are funded through labour cess levied on construction cost under the allied

Cess legislation.

3.5 The BOCW framework is thus a self-contained social security mechanism specifically designed for construction workers.

4. Statutory Framework under the Code on Social Security, 2020

4.1 Inclusion of Construction Establishments

- Section 2(29): Includes building and other construction work within the definition of establishment.

4.2 Expanded Definition of Employee

- Section 2(26): Includes persons employed directly or through contractors.

4.3 Provident Fund and ESI Provisions

- Chapter III (Sections 15-18): Employees' Provident Fund
- Chapter IV (Sections 25-36): Employees' State Insurance

4.4 Recognition of BOCW Welfare Boards

- Section 2(79)(e): Recognises State BOCW Welfare Boards as Social Security Organisations

4.5 The SS Code, while recognising BOCW Boards, does not clarify contribution precedence, resulting in overlapping obligations.

5. Cause of Grievance: Dual Social Security Levy

5.1 Construction employers are currently subjected to:

- Mandatory payment of labour cess under the BOCW framework; and
- Mandatory remittance of EPF and ESI contributions under the Social Security Code for the same workforce.

5.2 This results in dual social security contributions for identical beneficiaries, imposing a disproportionate financial burden on construction employers.

6. Legal Inconsistencies and Anomalies

6.1 Dual Classification of the Same Worker

- BOCW Act: Construction worker treated as unorganised labour.

- Social Security Code: Same worker treated as organised sector employee.

6.2 Violation of Special Law Doctrine

- The BOCW Act is a special enactment for construction workers.
- The SS Code is a general consolidating legislation.
- In absence of express repeal or exclusion, the special law ought to prevail.

6.3 Unreasonable and Discriminatory Burden

- Construction employers alone are subjected to dual levies, raising concerns under Article 14 of the Constitution.

6.4 Economic and Practical Impracticability

- Increased project cost
- Reduced competitiveness
- Adverse impact on infrastructure development

7. Submissions and Grounds

The Petitioner respectfully submits that:

- Imposition of two parallel social security mechanisms for the same workforce defeats legislative intent;
- The objective of worker welfare can be achieved through a single, harmonised mechanism;
- Continued dual levy amounts to unjust enrichment without proportional enhancement of worker benefits;
- Underutilisation of cess funds indicates implementation issues rather than funding deficiency.

8. Supporting Judicial Precedents and Legal Principles

The Petitioner respectfully places reliance on the following settled legal principles and judicial pronouncements, which are directly applicable to the present issue:

8.1 Special Law Prevails over General Law

- South India Corporation (P) Ltd. vs. Secretary, Board of Revenue, Trivandrum (AIR 1964 SC 207)

The Hon'ble Supreme Court held that when

there is a conflict between a special law and a general law, the special law must prevail, unless the legislature has expressly provided otherwise.

Application: The BOCW Act, 1996 is a special, industry-specific welfare legislation for construction workers, whereas the Code on Social Security, 2020 is a general consolidating law. In absence of express exclusion or repeal, the BOCW framework must prevail.

- Commercial Tax Officer vs. Binani Cements Ltd. (2014) 8 SCC 319

The Supreme Court reiterated that a later general law does not override an earlier special law unless such intention is manifest.

8.2 Doctrine Against Double Levy / Double Taxation for Same Purpose

- Municipal Council, Kota vs. Delhi Cloth & General Mills Co. Ltd. (AIR 2001 SC 2597)

The Supreme Court held that multiple levies for the same purpose and on the same subject matter require clear legislative sanction and cannot be presumed.

Application: Imposition of labour cess and EPF/ESI contributions for identical welfare objectives lacks express legislative clarity and results in unjust duplication.

8.3 Cess Jurisprudence – Purpose-Specific Levy

- Dewan Chand Builders & Contractors vs. Union of India (2012) 1 SCC 101

The constitutional validity of labour cess under the BOCW framework was upheld on the premise that the cess is a dedicated levy exclusively for construction workers' welfare.

Application: The levy was justified as a standalone welfare mechanism. Introduction of parallel welfare contributions for the same workers dilutes the very basis on which cess was upheld.

- Union of India vs. Bhayana Builders (P) Ltd. (2018) 10 SCC 359

The Supreme Court emphasised that a cess must have a clear nexus with the purpose for which it is levied and cannot be expanded beyond its intended scope.

8.4 Principle of Harmonious Construction

- (a) Venkataramana Devaru vs. State of Mysore (AIR 1958 SC 255)

The Supreme Court held that statutes must be interpreted harmoniously to give effect to all provisions without rendering any otiose.

Application: Harmonious construction demands either exclusion or integration of social security mechanisms, not their parallel enforcement.

8.5 Welfare Legislation Must Be Practical and Beneficial

- (a) Regional Provident Fund Commissioner vs. Sanatan Dharam Girls Secondary School (2007) 1 SCC 268

The Court held that welfare legislations must be interpreted pragmatically, keeping in view the nature of employment and industry realities.

Application: Applying organised sector social security models to transient construction employment defeats practical welfare objectives.

9. Suggestions and Policy Options

The Petitioner respectfully suggests the following alternatives for consideration:

Option I: Statutory Exclusion

- Exclude construction workers covered under the BOCW Act from EPF and ESI applicability.

Option II: Replacement Model

- If EPF/ESI coverage is mandated, abolish labour cess and merge welfare funds.

Option III: Employer Option Model

- Permit employers to opt for either BOCW welfare mechanism or EPF & ESI compliance.

Option IV: Phased Transition

- Introduce a sunset clause with a clearly defined migration timeline.

10. Prayer

In view of the facts and submissions stated above, the Petitioner most respectfully prays that the Ministry of Labour & Employment may be pleased to:

- Review the concurrent applicability of the BOCW Act, 1996 and the Code on Social Security, 2020 to construction workers;
- Issue appropriate clarification, notification, or legislative amendment to prevent dual social security levy;
- Ensure that only one social security mechanism is made applicable to construction workers at any given time;
- Constitute an expert committee with industry and labour law representation for holistic review; and
- Pass such other order(s) as may be deemed fit in the interest of justice, equity, and national infrastructure development.

The Petitioner reiterates full support for universal social security coverage. However, fairness, legal coherence, and economic sustainability demand that construction employers are not subjected to multiple levies for the same statutory objective.

A harmonised approach will strengthen compliance, improve worker welfare, and support the nation's infrastructure growth.

Ministerial Brief On Dual Social Security Levy – Construction Industry

MINISTERIAL BRIEF / NOTE

For Consideration of the Cabinet Secretary, Government of India

Subject: Dual Social Security Levy on Construction Employers under the BOCW Act, 1996 and the Code on Social Security, 2020 – Policy Anomaly Requiring Urgent Harmonisation

1. Purpose of the Note

This Note is submitted to apprise the Cabinet

Secretary of a significant policy and implementation anomaly affecting the construction and infrastructure sector, wherein

employers are subjected to dual social security levies for the same class of construction workers under two Central enactments:

1. Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 (BOCW Act); and
2. Code on Social Security, 2020 (SS Code).

The issue has wide-ranging implications for infrastructure costs, ease of doing business, and legislative coherence.

2. Sectoral Importance

- Construction is India's second-largest employer after agriculture.
- It underpins national priorities including:
 - Infrastructure development
 - Housing
 - Industrial corridors
 - Public works and urban development
- The workforce is predominantly:
 - Migratory
 - Project-based
 - Contractor-driven
 - Outside conventional organised employment structures

3. Existing Statutory Position

3.1 BOCW Act, 1996 (Special Welfare Legislation)

- Enacted exclusively for construction workers as an unorganised workforce.
- Welfare funded through labour cess collected from construction cost.
- Implemented via State Building and Other Construction Workers' Welfare Boards.
- Social security benefits include pension, medical aid, accident assistance, education, housing support, etc.

3.2 Code on Social Security, 2020 (General Consolidating Law)

- Consolidates multiple labour laws to extend

social security coverage.

- Treats construction establishments as 'establishments' and workers as 'employees'.
- Mandates EPF and ESI contributions.
- Simultaneously recognises BOCW Welfare Boards as Social Security Organisations.

4. The Core Issue: Dual Levy for the Same Workforce

Construction employers are presently required to:

- Pay labour cess under the BOCW framework; and
- Remit EPF and ESI contributions under the SS Code for the same construction workers, resulting in:
 - Overlapping welfare mechanisms
 - Double financial burden
 - Absence of additional incremental benefits to workers

5. Legal and Policy Concerns

1. Conflict between Special and General Law

The BOCW Act is a special legislation; SS Code is a general law. Established jurisprudence holds that a special law prevails unless expressly overridden.

2. Duplication of Welfare Objectives

Both levies are aimed at providing social security, leading to redundancy rather than enhancement.

3. Economic Impact

Dual levies inflate project costs, affecting infrastructure pricing and contractor viability.

4. Implementation Paradox

Significant unutilised cess funds exist with State Welfare Boards, indicating implementation gaps rather than funding inadequacy.

5. Ease of Doing Business

The anomaly creates compliance complexity and regulatory uncertainty for infrastructure projects.

6. Judicial Context (Indicative)

- Supreme Court has upheld labour cess as a standalone welfare levy for construction workers.
- Courts have consistently held that:
 - Special laws override general laws
 - Double levy for the same purpose requires explicit legislative intent

7. Policy Options for Government Consideration

Option A: Retain BOCW as Exclusive Mechanism

- Exclude construction workers covered under BOCW Act from EPF & ESI.
- Continue cess-funded welfare through State Boards.

Option B: Replace BOCW with EPF/ESI

- Withdraw labour cess.
- Integrate welfare corpus into a dedicated construction workers' social security fund.

Option C: Transitional / Hybrid Approach

- Allow employer option or phased migration.
- Introduce sunset clause to prevent perpetual duality.

8. Recommended Way Forward

It is respectfully recommended that:

1. A high-level inter-ministerial committee be constituted to examine harmonisation.
2. The Ministry of Labour & Employment issue an immediate clarification to avoid coercive dual enforcement.
3. Legislative or delegated amendment be considered to ensure single social security contribution for construction workers.

9. Strategic Importance of Resolution

Resolving this issue will:

- Protect welfare objectives without duplication
- Reduce infrastructure costs
- Improve compliance clarity
- Reinforce policy credibility of labour law reforms

The universal social security remains a national objective. However, coherence, proportionality and economic prudence demand that construction employers are not subjected to overlapping statutory levies for the same workforce.

The early policy intervention at the highest administrative level will prevent avoidable disputes and support India's infrastructure-led growth strategy.

Provident Fund Matter

Coverage of casual and temporary construction site worker is a contentious issue between Contractors and EPF Authorities for a long time. Builders' Association of India (BAI) have filed Writ Petitions at various Hon'ble High Courts, challenging the very applicability of the provisions of the EPF Act, insisting to cover the construction site workers from day one. BAI have also represented the matter to the Authorities emphasising about the difficulty of covering the daily workers in the P.F. coverage due to their peripatetic nature. Both the above measures have resulted in limited success.

BAI Headquarter have compiled a few Court Orders as mentined below, these Orders are not a blanket permission for not to cover the casual and temporary construction site workers in the EPF Scheme, but to notify your right to not to fall into the coercive methods adopted by the Departments, to levy of EPF contribution of past liabilities from percentage of the labour components mentioned in the Books of Accounts, without identifying the workers on whose behalf these deductions are effected..

Chronology of events in respect of

The Employees' Provident Fund and Miscellaneous Provisions Act, 1952.

S.No	Date	Events
1.	4/3/1952	The Act has come into force in whole of India except State of Jammu & Kashmir.
2.	31/10/1980	Central Government by Notification No. G.S.R. 1069 dated 23.9.1980 published in official gazette at India, Part-II, 5.3(I) dated 11.10.1980, page 2200 made applicable the provision of this Act to Building & Construction Industry. The qualifying period of employment for applicability of the scheme to employee was 240 days later on was reduced to 180 days and the establishment having 20 or more persons.
3.	16/1/1981	Government issued G.S.R. No.130 effective from 31.1.1981 wherein eligibility criteria U/s.26 is reduced to 90 days continuous service or has actually worked for not less than 60 days within a period of three months to become member of fund.
4.	7/2/1985	Government of India in Ministry of Labour, vide Resolution No.R-43011/2/82-RW has appointed a Tripartite Working Group consisting of Government Officers, Employers' representative (BAI is one of the members) and representative of employees reference was to:- Identify specific difficulties of Construction Industry in implementing Provident Fund Scheme, ESIS, Gratuity Scheme. To work out type of social security measures to be formulated for construction workers.
5.	21/3/1988	B.A.I. by it's application No.2385/F/88 addressed to the Secretary, Ministry of Labour, Government of India, U/s.19A of E.P.F. Act requested him to remove difficulties in implementation of the Act in view of temporary and casual workers and seasonal works of Industry.
6.	31/1/1990	The Tripartite Working Group submitted final report to Government stating that extension of social and security benefit to Building & Construction Industry, including E.P.F. were necessary. However, in view of the difference of opinion within the group alternatives regarding the function of proposed Construction Labour Board for administering social security were left for consideration of Government.
7.	19/10/1990	Government issued G.S.R. No.689 amended para 26, wherein eligibility criteria is reduced to date of joining the factory or establishment.
8.	26/8/1991	Central Provident Fund Commissioner issued circular No.12/Misc/91/E-I. After consulting Ministry of Law, Government of India and directed all Regional Provident Fund Commissioners not give effect to part of para 26 of E.P.F. Scheme 1952 to ensure uniformity of treatment. This was in view of stay orders granted various High Courts.
9.	9/3/1992	Piyarelal Hari Singh & Others filed Civil Writ Petition No.792 of 1991 challenging para 26(2) of E.P.F. Scheme. In Civil Motion Hon'ble High Court Delhi wanted to know from P.F. Department whether they have a scheme under which a peripatetic labour would be in a position to know balance in his account and draw money from his account anywhere in the country.

S.No	Date	Events
10.	19/5/1992	Shri K.C. Jain filed Additional Affidavit with revised accounting procedure having a pass book to be given to each beneficiary with ten digit permanent account number in Civil Writ Petition No.792 of 1991. Hon'ble High Court by it's order stated that, "we have perused scheme and we have our apprehension about the same only with regard one aspect viz. whether it will be easy or convenient for the workers to be able to realise the amount due to them. Therefore, every effort should be made to see that the scheme is made workable and will be lesser evil if worker obtain their money before it would ordinarily be due to them rather than workman losing the money in toto. All the aforesaid suggestions should again be examined by the Board and a detailed scheme be made available to the Court on 8th July 1992 for final disposal".
11.	9/7/1992	E.P.F.O. inserted para 40A to E.P.F. Scheme 1952 under which every Employee was to be provided pass book effective from the date to be stipulated by C.P.F.C.
12.	14/10/1992	Legal Adviser to the Ministry of Labour, Government of India passed preliminary order in the matter of application filed by B.A.I. U/s.19A of the Act, as under:-
		Objections is raised by Central Provident Fund Commissioner that relief sought by BAI is not covered by items provided U/s.19A of the Act. BAI has no locus standi.
		The question of implementing the Act in respect of temporary or casual employees is subjudice. All substance and the No.3 on the ground of there being no stay granted by Supreme Court.
13.	28/10/1992	Hon'ble Delhi High Court passed order in Civil Writ Petition No.792 of 1991 that, "Additional affidavits has been filed by the respondents. Some of the suggestions made by this Court have been accepted including the one operated upon, then without any formal application the amount standing to the credit of employee will be remitted to him by the P.F. Department by money order". Interim order to continue subject to the condition that with effect from 1.11.1992, the Petitioners shall maintain a P.F. account of all the employee as per the Notification of 1990 and shall furnish regular statements to P.F. Authorities as required by law. Counsel for the Petitioners have undertaken to this Court that as and when the Court orders, the contribution of the Employers as per the said statement will be handed over to P.F. Authorities or such other authority as may be directed by the Court.
14.	31/12/1992	Writ Petition No.6963 filed by Udipi Manorama Lodge & 3 others V/s. R.P.F. Visakhapatnam & Union of India challenging procedural part of legal requirement part of para 26 and parliament did not approve Notification U/s.7. Court ordered that there are no legal requirement and notification was placed before Lok Sabha on 7.1.1991.
15.	8/2/1994	Legal Adviser to the Ministry of Labour, Government of India gave order in petition filed by B.A.I. U/s.19A of E.P.F. Act in which respondents were Central Provident Fund Commissioner and Secretary of All India Construction Workers Union. The question considered by him was whether "the workers employed at the work site of Construction Industry are "employee" as defined U/s.2 or not ? The order states "Employee within terms of definitions is that he should be employed for wages in or in connection with work of the establishment". "The workers employed for wages necessarily enjoins some sort of contract of service. In other words there must be a Master and Servant relationship, a contractor postulated by section 2 (f) is purely a Labour Contractor and not an independent contractor undertaking to deliver a finished product to the establishment and who for the purpose of manufacturing/production/building such a finished product, engaged a labour for his own purpose". In such a situation, the employee working under direct control of sub-contractor, thekedar cannot be held to be employees under the principle employer for attracting provision of the Act".
		The casual workers of the nature discussed above are not covered in the definition of employee and the scheme, find support from the decision of the Orissa High Court in Executive Engineer, National Highway Division, Balasore V/s. Regional Provident Fund Commissioner (1988 Lab IC 690) as well as of the Karnataka High Court in Jyothi Home Industries & Others V/s. R.P.F.C. & Others (1993 II LIN 146).
		The matter is disposed of accordingly.

S.No	Date	Events
16.	31/8/1994	M.P. High Court at Jabalpur in it's order in Writ Petition No.3030 of 1991 filed by J.P. Tobacco Product Ltd. V/s. Regional Provident Fund Commissioner challenging the contention that :
		The amendment to para 26(2) of scheme is invalid for non compliance of 5.7 (2) of the Act.
		The compulsory contribution amounts to denial of minimum wages.
		The amendment is impractical and unworkable.
		The amendment is ultra vires of the Act and Article in and Article 19 (1)(9) of Constitution. Court observed that para 26(2) of the scheme is legal, valid and constitutional.
17.	23/12/1994	Being aggrieved against the order passed by the Legal Adviser, Ministry of Labour, Govt. of India, U/s.19A of the Act, the Employees' Provident Fund Organisation through Central Provident Fund Commissioner brought to the notice of Jt. Secretary to Central Government, difficulties arising out of this order which is contrary to the provision of the Act and Scheme. They required to review the order. The arguments put forward by BAI was that any order passed U/s.19A by a competent Authority who has been delegated authority to exercise power does not provided for any review and the order is final and as such this hearing is without jurisdiction. The mere reading of section 19A itself gives powers to Central Government for review reconsideration or setting aside of orders in the event of difficulties in implementation of the Act. Jt. Secretary to the Government of India, Ministry of Labour, passed order canceling the earlier order passed by the Legal Adviser on 8.2.1994 and directed the Employees' Provident Fund Organisation to enforce the provision of the Act applying it to employees of Building & Construction Industry as per Section 2(F) and Notification dated 11.10.1980. This order was issued with approval of Minister of State of Labour.
18.	17/4/1995	Supreme Court in it's order in SLP No.21762/94 and 6475/95 and 21149/94 arising out of judgment and order of M.P. High Court dated 31.8.1994 in the matter of J.P. Tobacco Product V/s. Union of India observed that the question before High Court was whether amended para 26 (2) of E.P.F. Scheme was invalid and unconstitutional. The High Court answered the question in the negative, we see no ground to interfere with impugned judgment. We agree with the reasoning and consequences reached by High Court SLP's are dismissed.
19.	24/4/1995	B.A.I. filed writ petition in Rajasthan High Court bearing No.1570195 of 1995 seeking for decision.
		Whether workers engaged at work sites on daily wages and on purely casual, temporary and mobile are covered in the scheme.
		Whether in Building & Construction Industry where they are carried out in multi-tier system, there is relationship of employer and employee between the main contractor and workers, casual, temporary and mobile engaged at sites.
		Whether in absence of relationship of employer and employee between the main contractors are liable to follow the scheme even in respect of those workers.
		In addition challenge is to amendment to clause 26(2) of the scheme. This writ is admitted and notices to various authorities are given before hearing of Notice of motion.
20.	2/5/1995	Order of Division Bench of Delhi High Court in C.M. No.2921/1994 in Writ Petition No.792/1991 filed on 9.3.1992 challenging para 26(2) of P.F. Scheme that, "We however direct Respondent No.1 & 2 complying with modified scheme, the Petitioners shall deduct Provident Fund and deposit the same with Respondent No.1 & 2 in respect of casual workers also".
21.	28/6/1995	Central Provident Fund Commissioner issued circular No.12(Misc)/91/E-1 to all Regional Provident Fund Commissioners stating Supreme Court's order dated 17.4.1995 and requesting compliance of scheme under amended para 26 of E.P.F. Scheme for current period effective from 1.5.1995. It further states that as regards past period the matter is under consideration with Central Government and further communication will follow.
22.	7/3/1996	In Writ Petition No.6542 of 1996 and 6543 of 1996 in Bangalore High Court filed by Bhandari Builders, B.G. Shirke Construction Pvt. Ltd., & B.A.I. v/s. Central Provident Fund Commissioner, R.P.F. Commissioner & Union of India requesting Court to declare Para 26(2) of E.P.F. Scheme illegal and unconstitutional and ultra vires tax provision of E.P.F. Act since it is unworkable and impracticable Court admitted writ and granted stay for four weeks which was further extended by Court till further orders by order dated 3.4.1996.

S.No	Date	Events
23.	19/9/1996	Final Order of Division Bench of Delhi High Court in Piyarelal Hari Singh & Others and connected Writ Petitions vs. Union of India in C.W.P. No.792 of 1991. Held that ipso-facto, the Government Notification dated 19.11.1990 amending para 26 of the scheme shall not apply to casual workers as identified by Supreme Court in case of The Regional Provident Fund Commissioner vs. T.S. Hariharan. However, Branch stated that which casual worker is covered by the scheme and the Act will be a question of determination in facts and circumstances of each case.
		Mr. Nayyar appearing for the Petitioners brought to our notice additional affidavit filed on behalf of respondent by Shri R.C. Jain, Regional Provident Fund Commissioner, New Delhi, dated 26th November 1991. Inter-alia, stating that a pass book system has been introduced w.e.f. November 1991. The order dated 2nd May 1995 directs that on respondents 1 and 2 complying with the modified scheme, the Petitioners shall deduct the Provident Fund and deposit the same with respondents 1 and 2 in respect of casual workers also. It is admitted that reference to modified scheme in the order dated 2nd May 1995 is in fact reference to the modified procedure as mentioned in the aforesaid affidavit dated 26th November 1991. On objection being raised by Mr. Nayyar that modified procedure as stated in the affidavit dated 26th November 1991 has not been introduced. Mr. Mukherjee explained that the same was introduced w.e.f. 1st November 1991 as stated in the affidavit. We only record this submission as it is not necessary to say anything more on this aspect in view of what has been stated by Mr. Mukherjee.
		Accordingly, this and the connected writ petitions are disposed of in the above terms. No costs.
24.	4/9/1997	BAI and 36 other contractors filed Writ Petition No.2593 of 1997 before Nagpur Bench of Bombay High Court challenging provisions of amended para 26(2) of Provident Fund Scheme as far as temporary and casual site workers.
25.	8/9/1997	Nagpur Bench issued stay against operation of scheme para 26(2) in respect of casual and temporary workers.
26.	24/12/1997	Central Provident Fund Commissioner issued a Circular No.12(Misc)/91/E.I. 76161 directing all R.P.F. Commissioners to :
		The Enforcement Authorities should take all necessary action in the first instance to implement the amendment from 1.11.1990 in respect of those employees who are continuing to be in employment and are still on rolls.
		In respect of person who left service but still can be identified their enrollment should be ensured from 1.11.1990.
		In respect of persons who are not in employment of the establishment and can not be identified at present, their cases can be complied and necessary information may be sent to Head Office for further orders.
27.	3/7/1998	Central Provident Fund Commissioner issued Circular No.17(3)/93/EI/KAI to all Regional Provident Fund Commissioners that the practice of allotment of separate code number to Contractor is contrary to provision of section 6 of E.P.F. Act and para 30(3) of E.P.F. Scheme. The responsibility of depositing contribution and various return lies with Principal Employer and R.P.F.C's are requested to stop allotment of code number to Contractors.
28.	13/11/1998	Central Provident Fund Commissioner issued a Circular bearing No.7(20)97/MH/E-I/73725 informing all Regional Provident Fund Commissioners that, Delhi High Court order dated 19.9.1996 has not diluted applicability of scheme to casual and temporary workers and informing them that E.P.F. Organisation has set up E.D.P. Computer Centres for its office and networking through modem has been completed in 25 offices and directing them to enforce provision of law in the best interest of workers engaged in building and construction industry.
29.	15/11/1999	Minute of the Meeting held with Members of BAI by Regional Provident Fund Commissioner, Delhi states that, "the direction of the Hon'ble High Court for technical purpose is very much on record and Joint Task Force of the Officer of the Department and few members of Builders' Association of India may be constituted to draft out Permanent Account Number of 10 digit to be earmarked".

S.No	Date	Events
30.	13/2/2001	Central Provident Fund Commissioner issued Circular No.EF/17(3)/93/Vol.III to all Regional Provident Fund Commissioners that, matter of not allotting code numbers to Contractors was examined and clarified that Employers rendering service on contract basis having 20 or more employees be allotted separate code numbers.
31.	22/8/2003	Regional Provident Fund Commissioner issued Circular No. Coord 5912)2002/MOL that a Sub Committee is formed under Chairmanship of Shri Ravi Wig for extending social security benefit to construction workers and that the Committee should submit report before 31.12.2003.
32.	3/2/2004	Central Board of Trustees in 166th Meeting discussed the following:- Sub Committee headed by Chairman Shri Ravi Wig recommended E.P.F.O. should ensure that the Act is made applicable to establishment / workers hitherto not covered be covered from the date of declaration by the establishment and only on the issue of S.S.N. Number. Doubts were raised about maintenance of uniqueness of S.S.N. by dropping bio-metric component. C.P.F.C. clarified that the product offered by M/s. C.M.C. failed to meet the acceptance test as such it was decided to drop bio-metric component.
33.	23/2/2004	Central Board of Trustees 167th Meeting confirmed minutes of 166th Meeting.
34.	6/9/2004	Addl. Central Provident Fund Commissioner issued letter that Central Board of Trustees formed a Committee under Chairmanship of Shri Ashok Sing with Shri B.N. Rai, Shri Ravi Wig and Shri Sharad Patil as other members for monitoring the extension of social security to construction workers.
35.	3/5/2006	Addl. Central Provident Fund Commissioner by his letter No.Co-ord(12)02/MOL/Pt. wrote to BAI President that, "work relating to issue of NSSN number to construction workers have been started and all Regional Provident Fund Commissioners have been directed to issue NSSN Number to construction workers on priority basis."
36.	4/8/2006	Addl. Central Provident Fund Commissioner issued Circular No.Co-ord/5(12)02/MOL/Pt/BAI/11083 directing all Regional Provident Fund Commissioners to issue S.S.N. Number to construction worker falling in your jurisdiction on priority basis.
37.	22/2/2007	Addl. Central Provident Fund Commissioner by his letter No.Co.ord/5(71)/06/MOL/Sub.Com/Constn.Work/86040 issued to all Regional Provident Fund Commissioners to approach various Centres of BAI and allot Business Number to Construction Industry immediately without any further delay and also to secure compliance.
38.	1/1/2008	Regional Provident Fund Commissioner compliance issued a Circular No.Co-ord/5(71)/06/MOL/Sub.Com/Constn.Worker directing all R.P.F.Cs to take proactive steps to cover all establishment in Construction Industry by seeking their co-operation and address their genuine problems and that Co-operative Employers are not to be unduly harassed by field formation.
39.	18/7/2008	Regional Provident Fund Commissioner issued Circular No.SSN/HO/07-08/01 directing all R.P.F.Cs that under revised strategy, for the time being, S.S.N. is not a prerequisite for the proposed application that is being developed by E.P.F.O. in collaboration with N.I.C. Regional Provident Fund Commissioners were directed not to insist upon S.S.N. forms at the time of submission of claims.
40.	7/9/2011	Hon'ble High Court Gujarat in Civil Application No.11011/2009 filed by Hind Kisan Mazdoor Panchayat directing E.P.F.O. for implementation of pass book under para 40A of E.P.F. Scheme, granted time to E.P.F.O. for response upto 20.10.2011.
41.	20/10/2011	Hon'ble High Court Gujarat passed further order in Civil Application No.11611 of 2009 extending time upto 4 months from 30.11.2011 to E.P.F.O. to give it's response with a rider that no application for extension of time will be filed.
42.	20/1/2012	Hon'ble Employees' Provident Fund Appellate Tribunal, Chandigarh, in Petition No.ATA No.217 (II)/2011 decided that, "Until and unless, the beneficiaries are identified, the determined dues as decided by the Enforcement Officer would not help the workers as the money would not reach to them till the time they are identified".
43.	20/7/2012	Hon'ble Patna High Court in Civil Writ No.11499/2006 in the matter of Roxy Cinema V/s. State of Bihar stated that, under Section 7A of E.P.F. Act liability can not be saddled upon establishment in the name of compliance of law without identification of employee entitled

S.No	Date	Events
		for the same. EPF Authority can not make collection or contribution for faceless, nameless or non identifiable workman on mere head count or herd count. To collect fund for welfare of workman who are required to be taken care of after their superannuation and not to gather money to meet any pre-conceived target.
44.	8/10/2012	E.P.F. Appellate Tribunal, Ludhiana in Appeal No.ATA No.331(11)/2011 filed by Food Corporation against R.P.F.C., Ludhiana observed that "according to rules of Contract Labour (Regulation & Abolition) Central Rules 1971, all the registers and other records shall be preserved for a period of three calendar years from the date of entry therein. Hence the Appellant can not be directed to produce the records pertaining to contractors workers for the long back period.
45.	17/10/2012	Hon'ble Employees' Provident Fund Appellate Tribunal, Chandigarh, in Petition No.ATA No.630 (II)/2006 observed that, the respondent determined the P.F. dues without identification of concerned Employees / Beneficiaries".
46.	30/11/2012	Central Provident Fund Commissioner issued Circular No.7(12)2012/RCS-Review Meeting to all Regional Provident Fund Commissioners that there shall be no assessment under Section 7A of E.P.F. Act 1952 without identifying members whose account fund is to be credited and that no enquiry or investigation shall ordinarily go beyond seven years.
47	18/12/2012	Central Provident Fund Commissioner issued Circular No.7(1)2012/R.C's Review Meeting/ 21224 keeping circular of 30.11.2012 in abeyance till further orders.
48.	26/3/2013	Chairman, BAI Delhi Centre written letter to Central Provident Fund Commissioner that, "modified accounting procedure scheme" be notified for implementation and Enquiry U/s.7A of P.F. Act be restricted to maximum of past 3 years and liability of Employers be not worked out on basis of 25% contract amount.
49.	6/5/2013	Regional Provident Fund Commissioner in response stated that, issue of ten digit permanent P.F. number is not possible.
50.	23/9/2013	Hon'ble Bombay High Court passed order in Writ Petition No.1901/2011 in the matter of M/s. Rallis India Limited V/s. The Asst. Provident Fund Commissioner & Ors that, "Determination of money should not be on the basis of presumption and assumption but after identification of beneficiaries".
51.	02/05/2016	The Hon'ble Supreme Court of India in the Petition for Special Leave to Appeal (C) No. 8035 of 2016 in the case of Builders' Association of India V/s. Union of India & Ors.
		(Arising out of Impugned final judgment and order dated 16/10/2015 in LPA No. 728/2014 passed by the High Court of Delhi at New Delhi).
		Apprehension of the petitioner appears to be that without identifying the beneficiary workmen, the contribution is being sought. Without identification, the petitioner will not be liable to make the contribution, it is submitted. That process of identification will arise only at the stage of enquiry that is to be conducted by the respondent - organization. Therefore, it is made clear that during the process of enquiry conducted by the respondent-organization, the steps will also be taken to identify the workmen either of the petitioner or engaged through contractors.
52.	23/03/2018	The Nagpur bench of the Hon'ble Mumbai High Court on 23rd March 2018, in Writ Petition No. 1674 / 2016 filled by Kaushik K. Chatterjee Engineers and Contractors Versus Assistant Provident Fund Commissioner have ordered that 'The amount collected from an employer towards provident fund contribution on behalf of workers should be returned, in case the Provident Fund Department could not identified the name and address of such worker on whose behalf this contribution is collected.'
53.	28/02/2019	Supreme Court on 28th February, 2019 passed an order that certain allowances paid uniformly normally and ordinarily should all come within the definition with basic wages under the provisions of 'EPF Act, 1952'. Using this order EPF authorities have now started issuing notices to employers for including the allowances also while remitting the PF contribution with retrospective effect. This will have serious implications on any business, particularly building and construction business. BAI has written to Government of India for implementing the order prospectively.

PRE-BUDGET MEMORANDUM 2025-26

INDIRECT TAXES



BUILDERS' ASSOCIATION OF INDIA MUMBAI

Email : baihq.mumbai@gmail.com

Ref.: 1333/O/2025-26 dated 20th October, 2025

To,

The All Managing Committee / General Council Members of BAI

Dear Sir,

Sub.: Seeking BAI Suggestions for Pre Union Budget for 2026-27, regarding suggestions/ recommendations in respect of tax issues.

Please find attached herewith letter received from Ministry of Finance, Government of India, seeking suggestions for Pre Union Budget 2026-27 regarding suggestions/recommendations in respect of tax issues pertaining to construction sector.

Please note, the Finance Ministry has requested to send the information by Tuesday, 28th November 2025.

Thanking you.

Yours faithfully,

**RAJU JOHN
EXECUTIVE SECRETARY
BUILDERS' ASSOCIATION OF INDIA**

You are requested to kindly send points for compiling to prepare a memorandum / representation on the subject for forwarding the Finance Ministry and send the same to BAI on or before Saturday, 25th October 2025 by mail on baihq.mumbai@gmail.com and raju_john_in@yahoo.co.uk. Your earliest action on the above is earnestly solicited.

**F. No.334/10/2025-TRU
Government of India
Ministry of Finance
(Department of Revenue)
Tax Research Unit**

Room No. 146-G, North Block,
New Delhi, the 17th October, 2025

To,

1. M/s. National Highway Builders Federation
2. M/s. Builders Association of India
3. M/s. Construction Federation of India and
4. M/s. Confederation of Real Estate Developers Association of India

Subject: Pre-Budget meeting for Union Budget 2026-27-reg

Dear Sir/Madam,

As you are aware, Department of Revenue convenes pre-budget meetings with trade and industry associations every year to discuss suggestions/recommendations in respect of tax issues pertaining

to different sectors. For the forthcoming Budget 2026-27, a combined meeting with your association has been scheduled under the chairpersonship of Chairman (CBIC), Department of Revenue, Ministry of Finance, Government of India. The meeting will be held at the time and venue given as below:

Date & Time: 29/10/2025 (Wednesday), 04:30 PM

**Venue: Large Conference Hall, 'C' Wing, 4th Floor, Kartavya Bhawan-I, New Delhi.
(Any change in venue will be intimated by the Coordinating Officer)**

2. Considering the time constraint, you may like to focus only on core issues and highlight major areas of concern, regarding which you may send a brief presentation (soft copy) to the undersigned on budget-cbec@nic.in three days before the scheduled meeting. Elaboration of all the issues raised may not be necessary since each of the suggestions made in your representation will anyway be carefully examined by the Department. During the meeting, you may like to make a presentation outlining the gist of your recommendations. Further, the duration of the presentation may be so adjusted that sufficient time is available for any questions/clarifications that the Departmental officers may have. It is also requested that the number of representatives per association/group may be restricted to two. The details of the coordinating officer for your meeting is as follows:

**Name: Stanzin Wangyal (Technical Officer)
Tel: 011 – 2309 5547**

3. Since a large number of associations have been invited for pre-budget discussions, it may not be possible to accede to any request for change in the date and time of the meeting scheduled for your Association.

Yours sincerely,
(Ananya Kumar Singh)
Budget Officer (TRU)
Tel: 011-2309 5543

Shri Ananya Kumar Singh
Budget Officer (TRU)
Department of Revenue,
Ministry of Finance,
Room No. 156, North Block,
New Delhi -110001

Ref.:1340/N/2025-26 dated 29th October, 2025

Subject: BAI's Pre-Budget Proposal for Union Budget 2026-27.

Dear Sir,

We are happy to congratulate the implementation of NEXT GENERATION GST REFORMS in the provisions of GST Acts and particularly in rationalization of GST rate structure which is a happy announcement by our Honourable Prime Minister Shri. Narendra Modi Ji in his Independence Day speech as a special Double Diwali Gift for the entire Nation.

Builders' Association of India (BAI) is an apex all India body of Engineering Construction Contractors and Builders, founded in 1941, it has more than 23,000 business entities as members through its 240 plus Centres (Branches) throughout the country. The fundamental aim of the Association is to bring about all around 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.

We are thankful for your esteemed Office letter No.334/10/2025-TRU, Government of India, Ministry of Finance (Dept. of Revenue) dated 17th

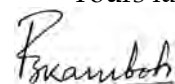
October 2025, inviting suggestions from the Industry and Trade Associations for Budget 2026-27 in respect of tax issues pertaining to different sectors. BAI really feel honoured for inviting suggestions / recommendations pleased to submit the proposals to the tax issues pertaining Construction Industry. It is a privilege to the BAI to submit the Pre-budget Memorandum 2026-27 on Direct Taxes and Indirect Taxes to the Government of India.

After adjusting for the Covid impacts on economy, the construction industry is gearing up the industrial economic condition. It is a privilege to the BAI to submit the Pre-budget Memorandum 2026- 27 on Indirect Taxes to Government of India.

The Budget Memorandum on Direct Taxes and Indirect Taxes are attached herewith for your kind perusal.

Thanking you,

Yours faithfully,



Rajendra Singh Kamboh
President,
Builders' Association of India

Encl. As above.

PRE BUDGET MEMORANDUM TO UNION BUDGET 2026-27

DIRECT TAXES

As the common tax issues concerning the business fraternity are being represented by various chambers of commerce and business and the common issues concerning the tax payers are represented by the tax practitioners' associations, therefore, the representation by BAI is being made pre dominantly in respect of the issues specific to the real estate development, construction and infrastructure industries and including issues pertaining to builders, developers and contractors and stakeholders.

Indian Economy is shining and is on the fast track poised to get transformed to a developed economy. India's GDP is rising at unprecedented pace.

The country will witness a new Income Tax Act, 2025 after nearly six decades. The new law aims at simplified and unambiguous language and reductions in number of explanations and provisos. However, in letter and substance the same law of income tax continues, which is a good sign because substantial part of the old law has been settled and controversies are known.

The people will now expect the government to address the controversies in a fair and equitable manner so that law becomes truly simple and litigations reduce. BAI would now expect that the provisions concerning the infra contractors, civil construction, real estates development would be streamlined with due appreciation that the said sectors are crucial to the development of economy of a developing country marching towards a developed economy.

Infrastructure development and satisfying housing needs of the people of the country is a pre requisite for any economy to get transformed into a developed economy. Therefore support and encouragement to infrastructure and construction industry are rightly considered priority areas by the Government of India. Builders' Association of India, therefore through this pre budget memorandum makes a fervent appeal to the government to support and encourage the infrastructure and real estate industries in all possible ways. It needs no elaboration that in India, the infra, real estate industry and the economy as a whole go hand in hand as the former has the best capacity to boost

employment, government revenue and the economy.

Government is fully aware that the infrastructure projects and construction industry can provide required fillip to the fast and sustainable development of the economy which is its prime economic objective. At the same time both the industries have their own problems and issues. Tax incentives by the Government means that the government forgoes or reduces tax for the time being. The absence of such incentives may adversely affect very income generation. The multiplier effect of growth of the industry is quite high as they deploy huge capital and provide huge employment. While the infrastructure industry will create basis for development potential of the economy, the housing industry will satisfy the basic need of the people and will enhance their confidence to contribute to the economy.

At the outset it is therefore suggested that the government should conceive the schemes to give 100% income tax incentive to the all the house building projects and all construction and infra contractors. That will encourage more and more construction and infra works and will give far higher the contribution from these sectors to the nation. It will also create the basis of future higher income tax collections.

1. **Section 80-IBA of the Income Tax Act, 1961
New Section 142 of the Income Tax Act, 2025
– Affordable housing tax benefit needed for contractors also, stamp valuation is hurdle in urban areas**

Wholesale concessions and rationalization in GST has provided required boost to the consumption section of economy. But housing is a basic need beyond the reach of a common man. The said GST cuts have not benefitted the housing industry.

Section 80-IBA allowed 100% deduction of the profits and gains derived from the business of developing and building rental housing project, subject to the fulfilment of specified conditions. The section needs to be revived for next five years to realise the objective of "housing for all".

***For more details please contact
baihq.mumbai@gmail.com***

Arbitration Matter

BAI draws attention of the Union Government on industry issues

Immediately after assuming office as President of BAI, Shri Rajendra Singh Kamboh took up various issues confronting the Indian building and construction industry by sending memorandums to the concerned Union Ministers, Secretaries, etc.

IN THE HIGH COURT OF JUDICATURE AT BOMBAY ORDINARY ORIGINAL CIVIL JURISDICTION

WRIT PETITION LODGING NO. 301 OF 2025

&

Builders Association Of IndiaPETITIONER

HON'BLE JUSTICE DR. NEELA
KEDAR GOKHALE, JJ

V/S

The State Of Maharashtra Through Chief

DATE : 20th March, 2025

Secretary Law And Judiciary Department

P.C. :

....RESPONDENT

Due to paucity of time, stand over to 17/04/2025.
Interim order, if any, to continue till then.

CORAM : HON'BLE JUSTICE REVATI
MOHITE DERE

(ASSOCIATE)

BEFORE THE HON'BLE HIGH COURT OF KERALA AT ERNAKULAM WP(C) No. of 2025

PETITIONER

Secretariat Thiruvananthapuram 670001.

1. Builders Association of India (Kerala Chapter)
Represented by Chairman P.N. Suresh
38/1870A, Builders Chamber
Gandhinagar, Kochi 682020.

3. The Finance Secretary Finance Department
Government of Kerala
Secretariat Thiruvananthapuram 670001

Vs.

4. The Law Secretary
Government of Kerala
Secretariat Thiruvananthapuram 670001.

RESPONDENTS

1. State of Kerala
Represented by the Chief Secretary
Government of Kerala
Secretariat Thiruvananthapuram 670001.
2. The Secretary Public Works Department
Government of Kerala

The address for service on the petitioner is that of his counsel Amith Krishnan, P Devikrishna, Anna Mary Mathew, Gayathri C.H, 67/3556 E-1, 4th Floor, Advocate M.M. Mathew Building, High Court Road, Kochi-682031 and that of the respondents are shown above.

MEMORANDUM OF WRIT PETITION(CIVIL) FILED UNDER ARTICLE 226 OF THE CONSTITUTION OF INDIA

STATEMENT OF FACTS

1. The Petitioner is Builders Association of India (herein after referred to as BAI) founded in 1941, an all-India apex representative body of Civil

Engineering Construction Companies. BAI works with various stakeholders in the construction sector, including Contractors,

Builders and Developers. BAI acts as a bridge between the industry and the government, advocating for policy reforms that enhances business efficiency and support sustainable development.

2. The First Respondent is the state of Kerala represented by the Chief Secretary. The second respondent is the Secretary to the Government of Kerala, Public Works Department. The 3rd respondent is the Secretary Finance Department. The 4th respondent is the Law Secretary to the Government of Kerala.
3. Arbitration and conciliation have been the preferred system of resolution of disputes in India from times immemorial. Section 28 of the Contract Act recognised two exceptions as to the agreement in restraint of legal proceedings. The first exception related to agreements to refer to arbitration any disputes which may arise between the parties. If any party to such an agreement in contravention of the terms thereof, filed a suit, the other party was given the right to plead the existence of such a contract as a bar to the suit. The second exception relates to agreements to refer to arbitration any dispute which has already arisen between the parties. The Specific Relief Act, 1877 (Act 1 of 1877), recognised for the first time, agreements to refer to arbitration present as well as future disputes. Section 21 of this Act provided that though future disputes could not be referred as per Code of Civil Procedure, but if a person entered into a contract to refer future disputes and later tried to wriggle out of it, by going to the courts on the same matter, he would not be allowed to do so. The Indian Arbitration Act of 1899 was based on the English Arbitration Act of 1889. It was the first direct law about arbitration, but its application was limited to the Presidency towns of Calcutta, Bombay and Madras. The Act allowed reference of present as well as future disputes to arbitration. It recognised arbitration agreements, whether an arbitrator was named therein or not. In the Civil Procedure Code, the Second Schedule was devoted completely to arbitrations. This Act contained (a) provisions for arbitration in respect of the subject matter of suits, (b) provisions where under parties to a dispute might file their arbitration agreements before the court, which would then refer the matter to arbitration, and (c) provisions for arbitration without the intervention of court. Indian Arbitration Act, 1940 (Act 10 of 1940) repealed the Arbitration Act of 1899 and sections 89 and 104(1), clauses (a) to (f) and the Second Schedule of the Code of Civil Procedure and continued to govern the law of arbitration in India till 1996. This Act was based upon the (English) Arbitration Act of 1934.
4. To consolidate and to amend the law relating to arbitration, international commercial arbitration and enforcement of foreign arbitral awards as also to define the law relating to conciliation and for matters connected therewith or incidental thereto, the Arbitration and Conciliation Bill, 1995 was introduced in the Parliament. Initially the President of India promulgated the Arbitration and Conciliation Ordinance, 1996. Since the Parliament could not deliberate upon the Ordinance within the time allowed under the Constitution, the Ordinance had to be re-promulgated twice. The Bill was passed after due discussions in both Houses of Parliament and received the assent of the President of India on 16 August 1996. Though the Arbitration and Conciliation Act, 1996 came into force on 22 August 1996, it was made effective to cases where the arbitral proceedings commenced as on 2 January 1996. The Act is based on the UNCITRAL Model law of Arbitration and Rules of Conciliation. The Arbitration and Conciliation Act, 1996 was amended by the Arbitration and Conciliation (Amendment) Act, 2015. The Amendment Act shall be deemed to have come into force on 23 October 2015. The Arbitration and Conciliation Act, 1996 was amended by the Arbitration and Conciliation (Amendment) Act, 2019.²⁴ The Amendment Act shall be deemed to have come into force on 9 August 2019.
5. It is submitted that the 13th Finance Commission had recommended the formulation of State Litigation Policy based on National Litigation Policy as it is a condition precedent for the release of financial assistance from Government of India for implementation of various components in the 13th Finance Commission Award. Pursuant to the aforementioned recommendation Respondent 1 had formulated the State Litigation Policy, hereinafter referred to as policy, vide G.O.(P)

No 12/2011/Law dated 3rd December 2011. A true copy of the Policy is produced herewith and marked as Exhibit P1. Clause 4 of Exhibit P1 stipulates that the purpose of the policy is to reduce government litigation in courts so that the Courts time would be spent resolving other disputes. The prioritization of the litigation is achieved by reducing litigations on behalf of the government and resolving disputes by alternative dispute resolution methods. It is submitted that as per the guidelines for effective implementation of the litigation policy, the policy itself emphasizes arbitration as an Alternate Dispute Resolution mechanism at entry level to ensure effective efficacious and expeditious resolution of commercial disputes.

6. Clause V(A) stipulates that the drafting of commercial contracts including arbitration agreements should be given the utmost priority. It further stipulates that resort to arbitration as an alternative dispute resolution mechanism shall be encouraged at entry level. It is submitted that though the wordings in Clause V are not free from ambiguity, nonetheless it is expressly stipulated that resort to arbitration should be made as it is expeditious.
7. It is submitted that the Government of India, Ministry of Finance Department of Expenditure, Procurement Policy Division prescribes Guidelines for Arbitration and Mediation in Contracts of Domestic Public Procurement vide OFFICE MEMORANDUM No.F.1/2/2024-PPD Dated 03.06.2024. A true copy of the Office Memorandum is produced herewith and marked as Exhibit P2.
8. Guidelines in the aforementioned memorandum recommends that arbitration may be restricted to disputes with a value of less than 10 crores. The guideline also mandates the mentioning of the same in bid conditions or conditions of contract and that in all other case arbitration will not be a method of dispute resolution. It is submitted that in cases where matters can be resolved through arbitration, Institutional Arbitration is to be given preference.
9. It is submitted that the Petitioner through its Chairman has submitted representations to Hon'ble Minister Law Industries and Coir to issue necessary orders to all state

instrumentalities to include arbitration clause in contracts involving construction activities. A true copy of the representation dated 10.10.2024 is produced herewith and marked as Exhibit P3.

10. It is submitted that neither the state litigation policy as evidence by Exhibit P1 nor the PWD manual expressly stipulates that arbitration should not be resorted to, on the contrary arbitration as a preferred mode of dispute resolution is encouraged. A true copy of the PWD manual is produced herewith and marked as Exhibit P4. Clause 24 of exhibit P4 provides for arbitration. It is submitted that despite exhibit P1 to P4 providing for arbitration as a preferred mode of dispute resolution, in specific instances the departments of the government have ignored and prohibited dispute resolution by arbitration. An example is the Bid Documents containing tendering process. A true copy of the bid document issued by the PWD is produced herewith and marked as Exhibit P5. In Para 79.1 it is expressly stipulated that arbitration shall not be a means of settlement of any dispute or claim out of this contract. It is further stipulated that all disputes and differences arising out of the contract may be resolved through discussions between the Employer and the Contractor within the purview of the contract agreement and if such discussions are not fruitful, the disputes shall be settled only by the Civil Court in whose jurisdiction the work covered by the contract is situated, or in whose jurisdiction the contract was entered into in case the work extended to the jurisdiction of more than one court. It is submitted that this clause runs counter to Exhibit P1 to P4. It is submitted that exclusion of arbitration clause in state contracts by Government of Kerala contributes to delay and casts a heavy burden upon the state agencies with interest and litigation expenses.
11. In the circumstances, the Petitioner left with no other remedy begs to approach this court under Article 226 of the Constitution of India on these among other:

GROUND

- A. In SBI General Insurance Co. Ltd vs Krish Spinning 2024 SCC OnLine SC 1754 the Hon'ble Supreme Court recognised the right of parties to contract to resolve their disputes, with one

another, in a manner of their own choosing" as "a basic aspect of individual autonomy and liberty, which is properly accorded protection in almost all developed legal systems

- B. Learned author Gary B. Born describes arbitral autonomy as intrinsically related to the 'right to arbitrate', which in turn is a concomitant of freedom of contract, liberty of association and personal autonomy. He describes "the right of parties to resolve their disputes, with one another, in a manner of their own choosing" as "a basic aspect of individual autonomy and liberty, which is properly accorded protection in almost all developed legal systems." He also stresses on the importance of autonomy of parties to arbitrate as giving effect to fundamental right to autonomy of parties and increasing their access to justice. Characterising the right to arbitrate as an important political right, he observes that "voluntary agreements, by free men and women, to resolve their disputes between themselves, in a manner which they structure, are the exercise of basic rights of liberty, association and property and a bulwark against governmental oppression."
- C. It is submitted that Section 89 of the CPC specifically provides that a Court hearing a suit may formulate terms of settlement between the parties and may either settle the same or refer the same for settlement by conciliation, judicial settlement, mediation or arbitration. It is therefore submitted that curtailment of the right to arbitral proceedings cannot be resorted to by executive orders.
- D. Ministry of Finance, has recently issued Guidelines for Arbitration and Mediation in Contracts of Domestic Public Procurement, vide Office Memorandum No. F.1/2/2024-PPD, 3-6-2024, paras 3 and 4. The Guidelines suggest that the Government perceives a considerable divergence in the theoretical advantages of arbitration and the onground experience when the Government is one of the disputants. Experts advocate for arbitration due to its efficiency compared to litigation, particularly in terms of speed, convenience, costeffectiveness, the technical expertise of arbitrators, and the finality of the process. Additionally, arbitration is generally less formal and more flexible than litigation. As a result, its anticipated advantages suggest that

arbitration can improve the quality of decision making. It is submitted that the guidelines are ultra vires the Act.

- E. The Petitioner has a constitutional right to claim from the Respondent being 'State' to implement its notified 'State Policies' and correspondingly the Respondent and its instrumentalities, both have constitutional /obligations to implement its state policy framed for the welfare of its subject. Thus, the Respondents are under constitutional obligation to implement Exhibit P1which unfortunately is being ignored, neglected and abandoned, by the Respondent.
- F. The State must apply its policies uniformly and cannot selectively enforce them based on convenience or preference, as this would undermine equality. Once the 'State' lays down policy, it has to follow it uniformly. The 'State' cannot resort to such policy in certain cases where it likes and depart from the said policy as it chooses. Having laid down a definite policy, the Government cannot follow the irrational method of departing from its own approved notified 'State Policy'. Such deviation from approved 'State Policy' on the part of the Respondent and its instrumentalities, amounts to arbitrary action on the part of Respondent against Article 14 of the Constitution of India.
- G. The absence of an arbitration clause and consequently referral to parties to arbitration emboldens certain officials as they feel their errors will go unchallenged due to the prolonged judicial process. There is no justified reason for which the arbitration clause is excluded by the instrumentalities of the State. The failure to implement the said State Litigation Policy, the said Government Resolution and the said Circular is against the policies framed for the public/ business welfare of the state. The failure to implement the said State Litigation Policy, the said Government Resolution and the said Circular is against the policies framed for the ease of doing business initiatives.
- H. By excluding the arbitration clause, in commercial contracts as aforesaid, as an alternative dispute redressal mechanism, for expeditious resolution of commercial disputes, the execution of the state-sponsored commercial projects, may get adversely affected and

prolonged and casts a heavy burden on Courts, the state agencies and litigation expenses.

- I. By not incorporating the arbitration clause, parties are compelled to file the dispute before the commercial/ regular civil court. It is a matter of record that the commercial/ regular civil courts are overburdened by cases and commercial /contractual disputes that often remain unresolved for years together, resulting in a denial of timely justice to Respondents and/ or its instrumentalities. It is likely to have adverse impact on the project concerned, in as much as such public projects get delayed for indefinite periods due to pending litigations. Thus, as per the said State Litigation policy, incorporating the arbitration clause shall result in expeditious resolution to the commercial dispute.

The Petitioner, in view of the aforesaid facts and circumstances, therefore, humbly prays to this Hon'ble Court may be pleased to:

- a. This Hon'ble Court be pleased to examine the contentions raised by the Petitioner in the present petition and after examining the legality and propriety of the same, this Hon'ble Court be pleased to issue a Writ of Mandamus commanding the Respondents to include an arbitration clause in all their existing, pending and future tenders and contracts or above, as per the said State Litigation Policy Exhibit P1
- b. (c) For costs;
(d) For such other and further orders as this Hon'ble Court deems fit and proper.

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION**

WRIT PETITION LODGING NO. 301 OF 2025

Builders Association Of IndiaPETITIONER

V/S

The State Of Maharashtra Through Chief Secretary
Law And Judiciary Department

....RESPONDENT

**CORAM : HON'BLE JUSTICE REVATI
MOHITE DERE
&**

**HON'BLE JUSTICE DR. NEELA
KEDAR
GOKHALE, JJ**

DATE : 31st July, 2025

P.C. :

Due to paucity of time, stand over to 02/09/2025.
Interim order, if any, to continue till then.

(ASSOCIATE)

Kerala High Court

CASE DETAILS			
Case Type	WP(C)	Case Status	PENDING
Filing Number	WP(C) 18309/2025	Filing Date	12-05-2025
Registration Number	WP(C) 18282/2025 (I)	Registration Date	13-05-2025
CNR Number	KLHC010402742025	E-File NO	EF-HCK-2025-044037 Online

CASE STATUS			
First Hearing Date	Tuesday, the 17th day of June 2025		
Case Status	PENDING		
Coram	4403-HONOURABLE MR.JUSTICE N.NAGARESH		
Bench	Single		
Last listed Details	Date : 17-07-2025	Bench: 4403 - HONOURABLE MR.JUSTICE N.NAGARESH	List : Separate List 3 Item : 418

PETITIONER AND ADVOCATE	
1	Petitioner : BUILDERS ASSOCIATION OF INDIA (KERALA CHAPTER) Petitioner Advocate : AMITH KRISHNAN H.,P.DEVIKRISHNA,ANNA MARY MATHEW

RESPONDENT AND ADVOCATE	
1	Respondent : STATE OF KERALA
2	THE SECRETARY
3	THE FINANCE SECRETARY
4	THE LAW SECRETARY

SERVED ON	
GOVERNMENT PLEADER-SERVED ON	

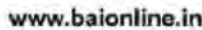
ACTS	
Under Act(s)	Under Section(s)
CONSTITUTION OF INDIA	226

IA DETAILS						
#	IA Number	Date of Filing	Status	Classification	Party	Date of Disposal

HISTORY OF CASE HEARING						
#	Cause List Type	Hon: Judge Name	BusinessDate	NextDate (Tentative Date)	Purpose of Hearing	Order
1	Daily List	4403-HONOURABLE MR.JUSTICE N.NAGARESH	17-06-2025	08-07-2025	ADMISSION	Admit.. RESPONDENT TO FILE C/A.
2	Separate List 3	4403-HONOURABLE MR.JUSTICE N.NAGARESH	17-07-2025	18-08-2025	PETITIONS	Adjourned
3	Separate List 3	4403-HONOURABLE MR.JUSTICE N.NAGARESH	17-07-2025	18-08-2025	PETITIONS	Adjourned

INTERIM ORDERS			
Business Date	Hon: Judge Name	Application	

CATEGORY DETAILS	
Category : 152.00 Misc.-Other than subjects mentioned elsewhere (359)	



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

☎ (91-22) 23520507, 23514802, 23521328

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

Dear Sirs,

RAJU JOHN
Executive Secretary
Builders' Association of India

Adilabad, Adityapur, Adoor, Agra, Agria Cantt., Ahmedabad, Ahmedabad West, Ahmednagar, Aighat, Allahabad, Alleppy, Aluva, Ambikapur, Amravati, Amravathi, Amravathi Capital, Amravathi Rural, Anakapalle, Anantnag, Anantpur, Andaman & Nicobar, Angamali, Aurangabad, Avadi, Baghat, Bangalore, Baramati, Bareilly, Baroda, Beed, Bharuch, Bhilai, Bhopal, Bhujaneswar, Bilsapur, Binitori, Calicut, Chandigarh, Changanacherry, Chengai, Chennai, Chettinad, Chikkannur, Chitradurga, Coimbatore, Dampur, Delhi, Delhi East Shahdara, Delhi North, Delhi South, Delhi West, Dhanbad, Dharmasala, Dharapuram, Dhule, Dehradun, Dindigul, Durgapur, Durg, Erode, Ettimonoor, Faizabad, Gautam Budhha Nagar, Gandhinagar, Ghaziabad, Goa, Greater Hyderabad, Greater Jaipur, Greater Noida, Guntur, Gurgaon, Guwahati, Haldia, Hapur, Hasan, Hosur, Hyderabad, Ichalkaranji, Kukki, Indore, Jabalpur, Jagdalpur, Jalpur, Jaigaon, Jaisalmer, Jammu, Jamshecpur, Jangaon, Jayakondam, Jodhpur, Kaipakkam, Kailashikuri, Kamareddy, Kanchipuram, Kanker, Kannur, Kanpur, Karpur-South, Karkaykuman, Karakal, Karimnagar, Kamal, Kamavasi, Kanur, Kavali, Khammam, Kochi, Kodakarla, Kodungalur, Kokapet, Kothapur, Kolkata, Kollam, Kottayam, Kowlpatti, Kumbakonam, Kundli, Latur, L.B. Nagar, Lonj, Lucknow, Madhurantakam, Madurai, Mahabubnagar, Malappuram, Malegaon, Mangalore, Mandi, Mandya, Mayiladuthurai, Medachal, Medak, Meerut, Meerut Cantt., Modinagar, Mohali, Moradabad, Moradabad Nor. Ry., Mumbai, Muvsstipuzha, Muzaffarnagar, Mysore, Nagapattinam, Naggur, Nagonda, Namakkal, Nanded, Nandurbar, Nasik, Nava Raipur, Nellore, Neyveli, Nilgiri, Nizamabad, NTR Ongole, Palakkad, Palani, Pandharpur, Panipat, Parbhani, Pathanamthitta, Patna, Perambalur, Perumbavoor, Phaltan, Pink City Jaipur, Pondicherry, Ponneri, Poonamallee, Por-Ramangudi, Pudukkottai, Pune, Raichur, Raigar, Rajpur, Rajshimudry, Rajapaleym, Rajkot, Rajnandgaon, Ramenathapuram, Ranchi, Ranga Reddy, Ravulapalem, Sahibabad, Salem, Sangamner, Sangli, Satara, Secunderabad, Shahda, Shimoga, Shimoga, Siddipet, Sighar, Siliguri, Sitapur, Solapur, South-East Delhi, Srinagar, Surat, Tambaram, Tanuku, Tenkasi, Tezpur, Thanjavur, Thani, Thiruppur, Thiruthurai, Thiruvalla, Thiruvananthapuram, Thiruvannamalai, Thiruvannur, Thirupathura, Thiruvur, Thiruchirappalli, Tirunelveli, Tirupati, Tirupur, Tiruvallur, Thiruvananthapuram, Tuticorin, Uduwapet, Udipi, Ulhasnagar, Vaddeswaram SABCA, Vellore, Vijayawada, Vikarabad, Villupuram, Visakhapatnam, Visen Steel City, Wai, Warangal, Western U.P. Electrical, Yadadri, YSR Kadapa

Ministries told to follow SOP to slash pending court cases

The law ministry has asked all government ministries to adhere to new guidelines for reducing litigation, following up on a directive it issued in April that could reduce pendency of cases, and also enhance the ease of doing business in India.

Last week, the ministry dispatched urgent reminders to all government ministries last week, seeking details of compliance with its sweeping April directive designed to overhaul India's approach to litigation and reduce the state's overwhelming presence in the nation's overburdened courts. Titled "Directive for Efficient Litigation Management," the April document was a response to rising pendency (the Union government alone has around 700,000 cases pending before courts; states are likely to have at least as much; and state-owned companies will add to these numbers) and delays in the judicial process. Both also increase the cost of doing business in India.

The situation is often exacerbated by ambiguous rules, procedural lapses, and a reflexive tendency to appeal unfavorable rulings, consuming billions in taxpayer funds over the past decade.

Official data laid in the Parliament in April showed that the Union government spent over ₹80 crore had been spent in 2024-25 in government litigation alone. Data from February showed ₹400 crore was spent contesting cases in the last 10 years, with expenditure rising to ₹66 crore in 2023-24 alone.

Former Chief Justice of India NV Ramana once labelled government as the "biggest litigants". Past efforts to address this, notably the proposed National Litigation Policy (NLP) in 2010, stalled despite extensive deliberations. While a revised NLP was submitted to the Committee of Secretaries (CoS) in 2017, this body ultimately recommended achieving the same end through simplified guidelines rather than a formal policy. However, signalling renewed commitment, Union law minister Arjun Ram Meghwal approved the NLP just last year, sending it to the cabinet for final approval, paving the way for the current, more forceful directive.

The April directive imposes a near-total ban on government appeals in commercial disputes valued below ₹10 crore, acknowledging that ministries often litigate reflexively. Any appeal involving sums under this threshold now requires explicit prior approval

from a powerful committee chaired by the Expenditure Secretary. Appeals to the Supreme Court are severely restricted, permitted only in seven exceptional scenarios, such as matters threatening national security, causing grave social injustice, or exposing conflicting High Court rulings.

Recognizing that poor internal legal capacity fuels much unnecessary litigation, the directive mandates the creation of specialized legal cells within every heavily litigated ministry or department within a strict 90-day deadline. These cells must be staffed with qualified personnel, directly addressing the admission that "most ministries/departments do not have a dedicated legal cell" and that "many officials... do not possess qualification in the field of Law," which leads to contempt proceedings and avoidable losses. Overseeing each ministry's entire litigation portfolio will be a Nodal Officer, typically a Joint Secretary possessing legal expertise. Crucially, this officer is tasked with ending the damaging practice of contradictory government affidavits in cases involving multiple departments.

Technology is central to this transformation. The existing Legal Information Management and Briefing System (LIMBS) is slated for a major upgrade, evolving into a real-time litigation command centre. It will be integrated with e-Courts data and made mandatory for tracking all government cases, processing lawyer payments, and flagging problematic patterns such as chronic adjournments – Nodal Officers must be alerted instantly "if more than two continuous adjournments are sought." Furthermore, ministries are mandated to employ "technology, data analytics, and artificial intelligence" to perform root-cause analyses on significant case losses using a standardized template, aiming to identify and rectify systemic failures. A new Government Arbitration Portal, modelled on the National Judicial Data Grid, will assign unique IDs to all government arbitrations, bringing unprecedented transparency to the costs and progress of these disputes.

The directive places a major emphasis on Alternative Dispute Resolution (ADR) to divert cases from the courts. Ministries must proactively identify disputes suitable for resolution under the 2023 Mediation Act. A key principle reinforced is that "arbitral awards do not serve as precedent for future cases," aiming to prevent endless cycles of similar litigation. To

tackle decades-old backlogs, ministries are empowered to design amnesty schemes for “non-compliance... which does not affect public interest,” particularly concerning outdated or repealed laws, actively pushing settlements through ADR mechanisms. Performance management extends to government lawyers; The department of legal affairs (DoLA) will implement annual reviews based on ministry feedback, directly linking outcomes to empanelment, promotion, or termination.

Departments known for high litigation, like Pensions, are already taking proactive steps. V. Srinivas, Secretary of the Department of Administrative Reforms and Public Grievances and Department of Pensions and Pensioners’ Welfare said that the directive is “futuristic in nature.” The Pension Department has issued policy circulars to streamline procedures and reduce appeals, aligning with the directive’s requirement for prior approval

on litigations above ₹10 crore.

Strict deadlines and high-level oversight underpin this ambitious reform. The Committee of Secretaries, chaired by the Cabinet Secretary, will monitor compliance based on an annual implementation report from DoLA. Recognizing that the litigation crisis extends beyond the Centre, the directive explicitly urges states to consider adopting its principles as well.

Shruthi Naik, team lead of the JALDI (Justice Access and Lowering Delays in India) at the Vidhi Centre for Legal Policy, citing a recent Rajya Sabha reply, said, “Streamlining government litigation is crucial not just for saving public money, but also for reducing the burden on courts, improving access to justice, and easing business.”

Source: Hindustan Times, 11th July 2025.

Ref: 858/J/2025-26 dated 16th July, 2025

To,

Smt. Droupadi Murmu Ji
Hon'ble President of India,
President's Secretariat
Rashtrapati Bhavan
New Delhi - 110004

Shri Arjun Ram Meghwal Ji
Hon'ble Minister of Law and Justice
Room No. 402-A, A-Wing,
Shastri Bhawan
Dr. Rajendra Prasad Road
New Delhi-110001

Respected Sir,

Sub.: Representation for establishing Arbitration Council of India as envisaged in Arbitration and Conciliation (Amendment) Acts of 2019 and 2020.

All Indians are fortunate and blessed to have you as the President of India. You are credited with introducing several long-awaited reforms that have made India a preferred investment destination globally.

We, the Builders Association of India (BAI), gratefully acknowledge your efforts and initiatives in providing significant relief to the infrastructure and construction sectors.

Builders Association of India (BAI), founded in 1941, is over eight decades old, all India apex representative body of civil engineering construction companies. BAI, works with various stakeholders in

the construction sector, including contractors, builders, and developers. BAI acts a bridge between the industry and the government, advocating for policy reforms that enhance business efficiency and support sustainable development.

The Government of India has been advocating concept of 'Ease of doing Business and one of the major constituent is dispute resolution mechanism'. Both Government as well as judiciary have been speaking in favor of 'Institutional Arbitration' as courts have failed to deliver justice in time. Further there is saying 'justice delayed is justice denied'.

Arbitration is an alternative dispute resolution

mechanism wherein parties agree to resolve their disputes outside traditional courts through a neutral third party known as an arbitrator.

It is favored for being cost-effective, time-efficient, and confidentiality, especially in commercial disputes. In India, arbitration is governed primarily by the

Arbitration and Conciliation Act, 1996, which was enacted to align domestic practices with the UNCITRAL Model Law on International Commercial Arbitration. However, over the years, concerns arose about delays, lack of uniform standards, and limited institutional support. These issues hindered India's growth as a global arbitration hub.

Thereafter, the Arbitration and Conciliation (Amendment) Act, 2019, was passed with significant reforms to promote institutional arbitration in India. A pivotal provision was the establishment of the Arbitration Council of India (ACI) under Section 43B of the Act.

"Section 43B: Establishment and incorporation of Arbitration Council of India :-

- (1) The Central Government shall, by notification in the Official Gazette, establish, for the purposes of this Act, a Council to be known as the Arbitration Council of India to perform the duties and discharge the functions under this Act.
- (2) The Council shall be a body corporate by the name aforesaid, having perpetual succession and a common seal, with power, subject to the provisions of this Act, to acquire, hold and dispose of property, both movable and immovable, and to enter into contract, and shall, by the said name, sue or be sued.
- (3) The head office of the Council shall be at Delhi.
- (4) The Council may, with the prior approval of the Central Government, establish offices at other places in India".

The Arbitration Council of India (ACI) is an independent body that grades arbitral institutions, formulates policies, and promotes alternative dispute resolution mechanisms. It was intended to ensure high-quality arbitration standards and reduce the burden on traditional courts.

Despite the legislative mandate envisaged by the Arbitration and Conciliation (Amendment) Act, 2019, the Arbitration Council of India (ACI) has not been established till date. This delay undermines the objective of institutionalizing arbitration and alleviating the burden on the judiciary. The absence of a functional ACI has left a void in the regulation and promotion of arbitration, leading to continued reliance on ad-hoc mechanisms and contributing to delays/inefficiencies in dispute resolution. For instance, there are several reports wherein it has been elaborately highlighted that even the Hon'ble Supreme Court of India has taken note of numerous pending matters under section 11 of the Act, some dating back to 2006, highlighting the pressing need for an institutional framework to handle large number of cases efficiently.

Further, as per the India Justice Report 2025, the challenges in arbitration are compounded by the staggering backlog of cases in our judicial system. As of early 2025, over 52 million cases are pending across various courts in India, with more than 85% of these cases awaiting resolution in district courts alone. High Courts collectively have approximately 6.24 million pending cases, with a significant portion being more than a year old, and approximately one-third of them being arbitration matters. The Supreme Court, as of February 2025, has approximately 80,982 pending cases. This backlog not only delays justice but also undermines public confidence in our legal system. Furthermore, the prolonged pendency adversely impacts India's economic growth, with estimates suggesting that judicial delays cost the country more than 2% of its GDP. The situation is exacerbated by an inadequate judge-to-population ratio, which stands at 21 judges per million people, significantly below the recommended 50 per million. This shortage of judicial personnel contributes to the mounting backlog and hampers the timely delivery of justice.

Most recently, the Hon'ble Supreme Court of India has also hailed arbitration as the best way to settle commercial disputes, and that efforts are being made to make India a global hub for arbitration. Several Government departments are taking steps to withdraw from or alter contractual agreements, particularly by removing arbitration clauses. Such actions would have far-reaching consequences on the delivery of justice, potentially leading to delays and undermining the efficiency of dispute resolution, and may even obliterate the foundational principles of

party autonomy in arbitration through a condescending disregard for established mechanisms.

The establishment of ACI will help in the abolition of the appointment of unilateral arbitrators by contracting parties, which will, in a way, reduce the filing of applications before the Courts of Law. The ACI would significantly benefit individuals in rural areas, who often face challenges in accessing formal judicial systems due to geographical and economic constraints. Alternative Dispute Resolution (ADR) mechanisms, such as arbitration and mediation, offer cost effective and timely solutions to disputes, which is particularly advantageous for rural communities. By promoting and regulating institutional arbitration, the ACI can facilitate the resolution of disputes at the grassroot levels, reducing the reliance on overburdened courts and providing accessible justice to rural populations. Furthermore, integrating ADR services with existing rural infrastructure, like Common Service Centers (CSCs), can enhance the reach and effectiveness of dispute resolution mechanisms in different parts of the country.

In light of the above issues, it is imperative that the Arbitration Council of India (ACI) be established without further delay. The operationalization of the ACI is not merely a legislative formality but a crucial step towards alleviating the Overwhelming backlog of cases in our judiciary and enhancing the efficiency of our dispute resolution mechanisms. By promoting institutional arbitration and ensuring high-quality

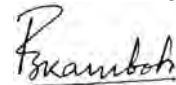
standards, the ACI can significantly reduce the burden on traditional courts, thereby expediting the delivery of justice. The benefits of a functional ACI extend beyond the judiciary to the broader socio-economic fabric of the country. For rural populations, the ACI can provide accessible and cost-effective dispute resolution options, fostering a more equitable justice system. Moreover, by addressing concerns related to impartiality and institutional autonomy, the ACI can instill greater confidence in arbitration as a viable alternative to litigation. This step is essential not only for the efficient functioning of our legal system but also for fostering economic growth and social justice in India.

Hence, we request you to kindly take note of the concerns raised herein and establish and operationalize Arbitration Council of India in the best of claimants/litigants.

We strongly believe and trust that the Government at top level consider our concerns and publish necessary notification in this regard.

With warm regards,

Yours truly,



RAJENDRA SINGH KAMBOH
President
Builders Association of India

Ref: 1297/S/2025-26 dated 8th September, 2025

To,

Hon'ble Justice Shri Hemant Gupta (Retd.)
M/s. India International Arbitration Centre
Plot no 6, Vasant Kunj Institutional Area,
Mahipalpur, New Delhi, Delhi 110070

Respected Sir,

Sub.: Representation for establishing Arbitration Council of India as envisaged in Arbitration and Conciliation (Amendment) Acts of 2019 and 2020.

Builders Association of India (BAI), founded in 1941, is over eight decades old, all India apex representative body of civil engineering construction Contractors, infrastructure and real estate developers with more than 23,000 direct business entities and 1.5 lakh indirect members nearly 236 centres across the country. BAI acts a bridge between the industry and the government, advocating for policy reforms that enhance business efficiency and support

sustainable development.

On 29th July 2025, we had the privilege of meeting Hon'ble Minister for Law and Justice, Shri Arjun Ram Meghwal ji, at Parliament House. During our discussions on the establishment of the Arbitration Council of India under Section 43B of the Arbitration and Conciliation (Amendment) Act, 2019, and on the issue of applicability of the MSMED Act to registered

MSME contractors, your esteemed name was specifically mentioned by the Hon'ble Minister, and we were encouraged to meet you in this regard.

As your good self has graciously granted an appointment to us, we wish to make our view point that, we firmly believe that the operationalisation of the Arbitration Council of India, as envisaged under the Amendment Act, is crucial to addressing the ever-increasing pendency of cases across various courts, including the Hon'ble Supreme Court. At the same time, clarity on the scope and applicability of the MSMED Act for contractors registered as MSMEs is of significant importance to our members.

We also trust and strongly believe that, your learned comments and recommendation supporting the views of the industry as mentioned above will

certainly be considered by the Government, as you are known as an authority of the subject matter.

For your kind reference, we hereby enclose the representation submitted to the Hon'ble Law & Justice Minister for kind perusal.

We once again express our gratitude for the kind audience.

With warm regards,

Yours truly,



Dr. D.C. Awasthi
Chairman, Legal & Arbitration Committee
Builders Association of India

Ref.: 1243/S/2025-2026 dated 1st September, 2025

To,

Hon'ble Justice Shri Hemant Gupta (Retd.)
M/s. India International Arbitration Centre
Plot no 6, Vasant Kunj Institutional Area,
Mahipalpur, New Delhi, Delhi 110070

Respected Sir,

Subject: Request to grant an Appointment with your good self - Establishment of Arbitration Council of India and Clarification of MSMED Act Applicability for Registered MSME Contractors.

Builders' Association of India (BAI), founded in 1941, is the apex pan-India representative body of civil engineering construction contractors and infrastructure developers. With over 23,000 direct members and more than 1.5 lakh indirect members across 236 centres, BAI acts a bridge between the industry and the government, advocating for policy reforms that enhance business efficiency and support sustainable development. We strongly supports the Government's efforts to promote Ease of Doing Business and institutionalize alternative dispute resolution mechanisms.

On 29th July 2025, we had the privilege of meeting Hon'ble Minister for Law and Justice, Shri Arjun Ram Meghwal ji, at Parliament House. During our discussions on the establishment of the Arbitration Council of India under Section 43B of the Arbitration and Conciliation (Amendment) Act, 2019, and on the issue of applicability of the MSMED Act to registered MSME contractors, your esteemed name was specifically mentioned by the Hon'ble Minister, and we were encouraged to meet you in this regard.

We firmly believe that the operationalisation of the

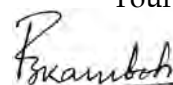
Arbitration Council of India, as envisaged under the Amendment Act, is crucial to addressing the ever-increasing pendency of cases across various courts, including the Hon'ble Supreme Court. At the same time, clarity on the scope and applicability of the MSMED Act for contractors registered as MSMEs is of significant importance to our members.

In this context, we wish to seek your valuable guidance and to discuss these matters in detail. We hereby authorise Dr. Dharmesh Awasthi, Chairman, Legal & Arbitration Committee, BAI, to lead the BAI delegation for the proposed meeting.

We shall be most obliged if your good self could kindly grant us an appointment at a convenient time in the coming week.

Thanking you,

Yours sincerely,



RAJENDRA SINGH KAMBOH
PRESIDENT
BUILDERS' ASSOCIATION OF INDIA

To,

Dr. Anju Rathi Rana, ILS
Law Secretary, Ministry of Law and Justice
Government of India
Room No. 404, A-Wing, Shastri Bhawan
New Delhi – 110001

Respected Madam,

Sub.: Representation for establishing Arbitration Council of India as envisaged in Arbitration and Conciliation (Amendment) Acts of 2019 and 2020.

Builders Association of India (BAI), founded in 1941, is over eight decades old, all India apex representative body of civil engineering construction Contractors, infrastructure and real estate developers with more than 23,000 direct business entities and 1.5 lakh indirect members nearly 236 centres across the country. BAI acts a bridge between the industry and the government, advocating for policy reforms that enhance business efficiency and support sustainable development.

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It is favored for being cost-effective, time-efficient, and confidentiality, especially in commercial disputes. In India, arbitration is governed primarily by the Arbitration and Conciliation Act, 1996, which was enacted to align domestic practices with the UNCITRAL Model Law on International Commercial Arbitration.

However, over the years, concerns arose about delays, lack of uniform standards, and limited institutional support. These issues hindered India's growth as a global arbitration hub.

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- (2) The Council shall be a body corporate by the name aforesaid, having perpetual succession and a common seal, with power, subject to the provisions of this Act, to acquire, hold and dispose of property, both movable and immovable, and to enter into contract, and shall, by the said name, sue or be sued.
- (3) The head office of the Council shall be at Delhi.
- (4) The Council may, with the prior approval of the Central Government, establish offices at other places in India".

The Arbitration Council of India (ACI) is an independent body that grades arbitral institutions, formulates policies, and promotes alternative dispute resolution mechanisms. It was intended to ensure high-quality arbitration standards and reduce the burden on traditional courts.

Despite the legislative mandate envisaged by the Arbitration and Conciliation (Amendment) Act, 2019, the Arbitration Council of India (ACI) has not been established till date. This delay undermines the objective of institutionalizing arbitration and alleviating the burden on the judiciary.

The absence of a functional ACI has left a void in the regulation and promotion of arbitration, leading to continued reliance on ad-hoc mechanisms and contributing to delays/inefficiencies in dispute

resolution. For instance, there are several reports wherein it has been elaborately highlighted that even the Hon'ble Supreme Court of India has taken note of numerous pending matters under section 11 of the Act, some dating back to 2006, highlighting the pressing need for an institutional framework to handle large number of cases efficiently.

Further, as per the India Justice Report 2025, the challenges in arbitration are compounded by the staggering backlog of cases in our judicial system. As of early 2025, over 52 million cases are pending across various courts in India, with more than 85% of these cases awaiting resolution in district courts alone. High Courts collectively have approximately 6.24 million pending cases, with a significant portion being more than a year old, and approximately one-third of them being arbitration matters. The Supreme Court, as of February 2025, has approximately 80,982 pending cases. This backlog not only delays justice but also undermines public confidence in our legal system. Furthermore, the prolonged pendency adversely impacts India's economic growth, with estimates suggesting that judicial delays cost the country more than 2% of its GDP.

The situation is exacerbated by an inadequate judge-to-population ratio, which stands at 21 judges per million people, significantly below the recommended 50 per million. This shortage of judicial personnel contributes to the mounting backlog and hampers the timely delivery of justice.

Most recently, the Hon'ble Supreme Court of India has also hailed arbitration as the best way to settle commercial disputes, and that efforts are being made to make India a global hub for arbitration. Several Government departments are taking steps to withdraw from or alter contractual agreements, particularly by removing arbitration clauses. Such actions would have far-reaching consequences on the delivery of justice, potentially leading to delays and undermining the efficiency of dispute resolution, and may even obliterate the foundational principles of party autonomy in arbitration through a condescending disregard for established mechanisms.

The establishment of ACI will help in the abolition of the appointment of unilateral arbitrators by contracting parties, which will, in a way, reduce the filing of applications before the Courts of Law. The ACI would significantly benefit individuals in rural areas, who often face challenges in accessing formal judicial systems due to geographical and economic constraints.

Alternative Dispute Resolution (ADR) mechanisms, such as arbitration and mediation, offer cost effective and timely solutions to disputes, which is particularly advantageous for rural communities.

By promoting and regulating institutional arbitration, the ACI can facilitate the resolution of disputes at the grassroot levels, reducing the reliance on overburdened courts and providing accessible justice to rural populations. Furthermore, integrating ADR services with existing rural infrastructure, like Common Service Centers (CSCs), can enhance the reach and effectiveness of dispute resolution mechanisms in different parts of the country.

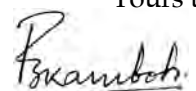
In light of the above issues, it is imperative that the Arbitration Council of India (ACI) be established without further delay. The operationalization of the ACI is not merely a legislative formality but a crucial step towards alleviating the Overwhelming backlog of cases in our judiciary and enhancing the efficiency of our dispute resolution mechanisms. By promoting institutional arbitration and ensuring high-quality standards, the ACI can significantly reduce the burden on traditional courts, thereby expediting the delivery of justice. The benefits of a functional ACI extend beyond the judiciary to the broader socio-economic fabric of the country. For rural populations, the ACI can provide accessible and cost-effective dispute resolution options, fostering a more equitable justice system. Moreover, by addressing concerns related to impartiality and institutional autonomy, the ACI can instill greater confidence in arbitration as a viable alternative to litigation. This step is essential not only for the efficient functioning of our legal system but also for fostering economic growth and social justice in India.

Hence, we request you to kindly take note of the concerns raised herein and establish and operationalize Arbitration Council of India in the best of claimants/litigants.

We strongly believe and trust that the Government at top level consider our concerns and publish necessary notification in this regard.

With warm regards,

Yours truly,



RAJENDRA SINGH KAMBOH
President
Builders Association of India

MSME Matter

MSME Act 2006 was intended to promote and enhance the competitiveness of micro, small and medium enterprises – both in the Manufacturing and Service Sectors. BAI appreciated the intention, purpose, approach and spirit of this act. This act and Justice and MSME

benefits which are being denied to many on the ground that Works contract is not covered/ listed in MSME list of services. In this regards BAI submitted its representations to the MSME Ministry.

Ref.: 53/A/2025-2026 dated 7th April, 2025

Shri Pradeep Ojha
Joint Director & Head of Office
MSME Development and Facilitation Office
Ministry of MSME, Govt. of India
MSME Tower, Near CIMS Hospital
Sola – Science City Road
Sola, Ahmedabad-380060
Email :dcdi-ahmbad@dcmsme.gov.in

Subject: Policy-level Intervention Requested for Enabling Access to MSME Protections for Registered Contractors Executing Works Contracts.

Respected Sir,

Builders' Association of India (BAI) is an apex all India body of Engineering Construction Contractors and Real Estate Companies with more than 23,000 business entities as members through its 230 plus Centres (Branches) throughout the country. Regional Associations affiliated to BAI form indirect membership of more than 1,50,000. The fundamental aim of the Association is to bring about all round improvement to the construction sector while striving towards resolution of operational as well as policy level problems faced by the construction industry.

We write this representation to bring to your urgent attention a critical anomaly that directly impacts the construction contracting sector's inclusion under the Ease of Doing Business framework. The matter pertains to contractors executing "works contracts" (which involve a composite supply of goods and services), who, despite being duly registered under UDYAM as MSMEs, are being systematically denied access to the dispute resolution mechanisms under the MSMED Act, 2006, by certain courts and statelevel MSEFCs.

Background:

1. As per the MSME Act 2006, Chapter V, Section 15, under says- "Where any "Supplier" supplies any goods or renders any services to any buyer, the buyer shall make payment therefor on or before the date agreed upon between him and the supplier in

writing or, where there is no agreement in this behalf, before the appointed day: Provided that in no case the period agreed upon between the supplier and the buyer in writing shall exceed forty-five days from the day of acceptance or the day of deemed acceptance."

2. The "Supplier" means a micro or small enterprise, which has filed a memorandum with the authority referred to in sub-section (1) of section 8, and includes,—.....
3. "Enterprise" means an industrial undertaking or a business concern or any other establishment, by whatever name called, engaged in the manufacture or production of goods, in any manner, pertaining to any industry specified in the First Schedule to the Industries (Development and Regulation) Act, 1951 (55 of 1951) or engaged in providing or rendering of any service or services;
4. Initially there was no specific list of "services" for the registration purpose and any enterprise providing any types of services were eligible to register under MSMED act.
5. As per the DO. No: 2(3)/1/2007-MSME POL dt 16-11-2007 , Sri Sanjeev Koushal IAS, Joint Secretary & Additional Development commissioner of MSMED issued a detailed list of services eligible for filing the Memorandum under MSMED Act.

As per the above, All the "Construction and Related Engineering Services "under 5 groups

are classified as “Services”.

6. In 2020, MSME Department launched the “Udyam Registration” system, mandating that all MSME registrations be aligned with the NIC 2008 classification. NIC code is also used for GST and Registrar of Companies (ROC). In “Udyam Portal” All the Construction Activities classified under ‘manufacturing’ and there are 39 specific activities under the drop down menu.
7. While the MSMED Act, 2006 is intended to protect enterprises engaged in “supply” of goods or rendering of “services”, certain High Court judgments have interpreted that entities engaged in “works contracts”—which involve a composite supply of both goods and services—do not fall clearly under either category. These interpretations point to the absence of a specific clause in the Act addressing such hybrid supply models.
8. As a result, several Courts, MSEFCs, and even government departments have taken the view that construction activities, being categorized as works contracts, are not eligible under the MSMED Act for registration or for invoking protections such as dispute resolution—despite being permitted under Udyog Aadhaar and now Udyam Registration.
9. The term “Works Contract” is a broader classification primarily developed for dual taxation purposes to governing VAT and Service Taxes in contractual agreements in the construction and other services sectors and does not find a place in international product classification systems.

Accordingly, the NIC Code 2008—which forms the basis for activity classification under the Udyam Registration framework— does not include “Works Contract” as a specific category. Instead, it provides a more granular classification of construction-related activities. In NIC Code 2008, construction activities—generally referred to as works contracts— are classified under Section F, which includes 39 distinct categories, each corresponding to a specific type of construction activity.

10. MSME Ministry Clarification:

Ministry of MSME, via its letter dated 04

January 2023 (Ref: F. No. 5/2(6)/2022/E-P&G/ Policy), has categorically clarified that construction contractors executing combined supply and service activities (works contracts) are eligible for UDYAM registration, as per NIC 2008 classification of economic activities.

11. Contradictory Judicial Interpretation:

Despite the above, various MSEFCs and High Courts (notably in P.L. Adke v. Wardha Municipal Council and Sterling Wilson Pvt. Ltd. v. UOI) have taken the view that works contracts are outside the purview of the MSMED Act, thus disallowing registered contractors from accessing timely dispute resolution under Section 18 of the Act.

12. Pending Supreme Court Case:

The matter is currently pending before the Hon’ble Supreme Court of India in SLP (C) No. 4970 of 2021. It is regrated to inform that the Hon’ble Justice Indira Banerjee (who heard the matter) has retired. As a result, the case may take more time to be disposed.

13. Recent order by the Regional MSEFC, Kerala.

Recent MSEFC Order: In OA No. 33/2023 (KKD), the Regional MSEFC, Kozhikode, dismissed a legitimate claim by M/s A.K.R. Constructions (UDYAM-KL-08-0000979) citing that it pertains to a works contract and therefore lies outside the Council’s jurisdiction.

Key Concerns:

- Legal Uncertainty: Contractors duly registered as MSMEs are being denied protections due to the legal classification of their work as “composite contracts.”
- The MSME Ministry clarification is policy-based and administrative in nature.
- However, courts interpret legal definitions and jurisdiction under the MSMED Act.
- Delayed Payments: Denial of access to MSEFCs removes a vital recourse for addressing chronic payment delays from public sector clients.
- Violation of EoDB Principles: This contradiction between registration eligibility and actual benefit undermines the very objective of MSME promotion and Ease of Doing Business

initiatives.

- Stunted Access to Finance: Ineligible claims and pending dues directly impact working capital availability and credit ratings of MSME contractors.

Our Humble Submissions:

We respectfully request the Department to consider the following for urgent implementation:

1. Issue a "Clarificatory Notification with retrospective effect," making it abundantly clear that all construction activities whether it is supply / Service / both , mentioned under the MSME Registration portal / NIC Code are fully entitled to seek redress under the MSMED Act irrespective of the composite nature of their contracts."
2. Direct the MSME Ministry to Issue Operational Circulars to All MSEFCs: Ensuring uniform interpretation and stopping arbitrary rejections of registered contractors' claims.
3. Incorporate the Clarification into the EoDB

Action Plan: So that MSME contractors are not penalized by definitional gaps, and receive full policy and legal support.

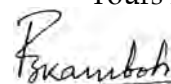
We believe that such a clarification will remove ambiguity, streamline compliance, and provide immediate relief to thousands of small and Medium contractors nationwide thereby strengthening India's infrastructure delivery ecosystem.

Sir, we earnestly request you to kindly grant us an appointment to meet your good self, at your office on day and time convenient to you, to enable us to discuss these matters in details.

We look forward to your kind attention and positive action on this matter.

Thanking you,

Yours faithfully,



RAJENDRA SINGH KAMBOH
PRESIDENT
BUILDERS' ASSOCIATION OF INDIA

Ref.: 15/A/2025-26 dated 3rd April 2025

Smt Nirmala Sitharaman Ji
Hon'ble Minister of Finance,
Government of India
Rom No. 134, North Block,
New Delhi – 110001

Subject: Request for Uniform Treatment of MSME Registered Contractors.

Respected Madam,

The Builders Association of India (BAI) is the apex All-India body of engineering construction contractors and real estate companies founded in the year 1941 with more than 25,000 business entities as its members through nearly 230 plus branches across the country. The association is a registered body established with the objective of encouraging trade, industry and profession of construction works and all other ancillary and allied trades and industries amongst others.

We wish to bring to your kind attention a pressing issue affecting Micro, Small, and Medium Enterprises (MSMEs) registered contractors. The government in last year Budget added a new clause under Section 43B of the Income Tax Act, mandates clients of registered MSME suppliers/manufacturers to make payments within 45 days, failing which the

Income Tax Department disallows the amount as expenditure.

However, MSME-registered contractors face a significant challenge in complying with this regulation. Despite being required to pay their vendors, manufacturers, and suppliers within 45 days, they often do not receive timely payments from government departments. This discrepancy puts MSME-registered contractors in a difficult position, and we request that the government consider them equally, regardless of whether they are manufacturers, suppliers, or government contractors.

To address this issue, we propose possible solutions:

- Restrict government departments to make payments within 45 days: This would enable

contractors to comply with the rules and make timely payments to their vendors.

- Remove the restriction on contractors to pay their vendors within 45 days: If government departments are unable to make payments within the specified timeframe, contractors should not be penalized for delayed payments to their vendors.

Respected Madam, we earnestly request you to kindly grant us an appointment to meet your good self, at your office on day and time convenient to you, to explain more about taking necessary steps

to protect the interests of MSME-registered contractors. Your intervention would go a long way in promoting the growth and development of the MSME sector, which is critical to India's economic progress.

Thanking you in positive anticipation.

Yours sincerely



RAJENDRA SINGH KAMBOH

PRESIDENT

BUILDERS' ASSOCIATION OF INDIA

Ref.: 877/M/2025-26 dated 25th March, 2025

To,

Shri Manmeet Kaur Nanda, IAS

Joint Secretary

Government of India

Ministry of Social Justice & Empowerment

Department of Empowerment of Persons with Disabilities (Divyangjan)

Pt. Deendayal Antyodaya Bhawan,

CGO Complex, Lodhi Road,

New Delhi 110003

Dear Sir,

Sub.: Request to solve Issues affecting the Construction and Building Industry.

We would like to extend our sincere gratitude to the Government for taking such initiative by constituting the Task Force on Deregulation and Compliance Burden, with objective 'Ease of Doing Business'.

Also, we would like to thank you for organising a Meeting regarding Task Force on Deregulation and Compliance Burden under the Chairmanship Shri Rajesh Aggarwal, Secretary, DEPWD on 18th March 2025 through video conferencing.

Sir, during the meeting, we have discussed key issues affecting the construction and building industry and would like to bring the following for your kind perusal and favorable consideration:

1. MSME and Work Contract :-

Inclusion of Works Contracts under MSME/UDYAM Registration remains unresolved and has worsened over time. While the Udyam registration portal recognizes construction activities under 39 distinct categories, issuing unique registration numbers, certain MSEFCs and courts have been rejecting petitions by

categorizing our services as Works Contracts.

- i. Denial of Benefits under MSME Act. - Contractors are allowed to register with MSME for all construction activities as classified under Service Sector as per the MSME Act. Accordingly contractors register with UDYAM portal under Section F Construction. - with 39 different sub classes that cover all types of Construction activities like, Buildings, Railways, Roads, Bridges, Plumbing, electrical, Air-conditioning, Finishing works and all other specialized jobs.

However, some of the Govt. Departments/PSUs/PWDs. are not considering the Construction Contracts under the "MSME" and deny such benefits to the MSMEs. It is also to mention here that some of the states have also not implemented the benefits available to contractors and denying facilities available under MSME Act. It is, therefore requested that necessary instructions may please be issued to all states to extend the benefits of MSME Act,

in letter and spirit, to the construction industry also.

- ii. Works Contract Confusion - Most of the construction activities are listed in Sec F and all of us are getting registration as per the same. However, there are a few instances, where justice and MSME benefits are being denied to many on the ground that Works contract is not covered/ listed in MSME list of services. This probably could be a hangover of the erstwhile VAT and Service tax regime where the phrase Works Contract was commonly used. It could also be because of the fact that construction is not pure service, as material transfer is also involved.

Departments are also referring to certain High Court judgements especially one from Delhi High court wherein the court termed a construction activity or a contract as "Works Contract" which according to the Court is not specifically categorized in the MSME list of services.

It is, therefore, requested that in order to avoid confusion, related litigation and also to deliver justice as contemplated in the Act, necessary clarificatory order including Works Contract in the list of services may please be issued from your esteemed office.

- iii. Restrict government departments to make payments within 45 days: This would enable contractors to comply with the rules and make timely payments to their vendors.
- iv. Remove the restriction on contractors to pay their vendors within 45 days: If government departments are unable to make payments within the specified timeframe, contractors should not be penalized for delayed payments to their vendors.

2. MahaRERA :-

The Real Estate Sector is among the large contributors to the country's GDP and the second largest employer in the country with more than 450 industries right from manufacturing to services. Any incentive extended to real estate would also stimulate all the ancillary industries.

Shri Anand Gupta has emphasized the need for

better coordination between the Real Estate Regulatory Authority (RERA) and Government authorities. This would help streamline processes, reduce confusion, and promote transparency

- The compliance work to be divided in the Divisional Offices (Region wise) for i.e. Western Maharashtra - Pune Division Office, Vidarbha and Marathwada - Nagpur Division Office and MMR Region - Mumbai Office, for smooth functioning and time bound compliance.
- SOP should be formed and implemented for the successful completion of MahaRERA lapsed projects in Maharashtra under strict supervision of MahaRERA. Presently, under the definition of 'Lapsed Projects' are piling up and confidence of customer, financial institution are shaking up.
- Stalled projects as a major hindrance to industry growth. They are working with government agencies to find solutions to revive these projects and get them back on track.
- Simplification of building permissions, which are currently complex and multifaceted. This would help reduce delays and costs associated with obtaining necessary permits.

We request you to kindly include the name of a senior member of BAI in the Central Advisory Council of RERA, so that the Housing and Real Estate Industry could make its view points for consideration.

3. Labour Welfare Cess Utilization :-

Construction industry is badly affected due to the non-availability of Skilled Construction Workers. The low productivity of construction workers in India has resulted delay in completing the project as also the quality of the construction.

Further, he brought to attention that most of the States are not following the directive of Government of India, Ministry of Labour & Employment, directing State Boards shall spend every year at least 20% of the balance cess amount at the beginning of the financial year, on activities related to skill development of registered workers and their dependents.

Therefore, request of utilising labour welfare

cess solely for skilling purposes as this would help upskill workers, improve productivity, and enhance the overall quality of construction.

4. Reimbursement of TAX from VAT to GST and difference from 12 to 18 %.

Shri Anand Gupta informed that BAI Members working in various States are facing issue regarding TAX Reimbursement related to VAT to GST and Tax regime difference in GST from 12% to 18%. The Contractors are facing the extra burden instantly which locks the working capital of the contractors for an unreasonable period, the increased tax should be paid to the contractors on submission of bill basis and need not be a reimbursement.

- New tender which are been floated and awarded are being awarded as per the existing GST rules applicable time to time, i.e. 12% or 18% whichever is applicable at the time of billing. However, those works which had been allotted earlier, that is before GST Tax was implemented are facing difficulty as the department is not providing the Reimbursement of VAT to GST difference and the difference in Slab regime from 12 to 18 %.
- During the VAT Regime in the PMAY projects, service tax was exempted but in GST Regime, no exemption was provided to contractors and 12 % GST was levied on PMAY projects which was later revised to 18 % GST, resulting on heavy burdens on contractors who were already executing the projects & mostly all the contractors have individually approached the concerned department & done the necessary correspondence also in the matter but, nothing has been heard from the Government department side on this matter till today.

Proper guidelines/instructions in this regard will be a great relief to the Contractors for getting their long outstanding dues and also it will ease them from the financial crisis.

5. Review of SRA Schema as present scheme is increasing slum instead of reducing slum.

The Slum Rehabilitation Authority (SRA) scheme was initiated to provide housing to slum dwellers and improve their living conditions. However, a review of the current scheme reveals that it may be inadvertently increasing the number of slums instead of reducing them.

6. Royalty :-

Request to consider reviewing the 'Royalty on Minor Minerals' from contractors as this collection involves various State Government Department, which leads to various mal practices.

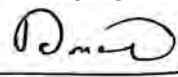
If government could come out with a workable solution to collect royalty t dragging point towards 'EASE OF DOING BUSINESS'.

Sir, your attention to these issues will significantly contribute to the growth and development of the construction industry.

We appreciate your time and consideration, and we look forward to hearing from you soon.

Thanking you,

Yours faithfully,



**ANAND GUPTA
VICE PRESIDENT
BUILDERS' ASSOCIATION OF INDIA**

Copy to:

1. Shri Rajesh Aggarwal, Secretary, DEPWD.

RAILWAYS MATTERS

BAI President, Rajendra Singh Kamboh took up issues confronting the Indian Construction Sectors, specially for the Railways contractors to Shri **Ashwini Vaishnavji**, Hon'ble Minister of Railways

Ref.: 1300/S/2025-26 dated 9th September, 2025

To,

**The Chairman
Railway Board,
Ministry of Railways
105, Rail Bhavan,
New Delhi - 110001**

Sub: Impact of EPC Tenders on Local Contractors -A Request for Policy Consideration.

Respected Sir,

Builders' Association of India (BAI), founded in 1941, is the apex pan-India representative body of civil engineering construction contractors, infrastructure and real estate developers, with more than 23,000 direct business entities and 1.5 lakh indirect members nearly 236 centres across the country. BAI acts a bridge between the industry and the government, advocating for policy reforms that enhance business efficiency and support sustainable development.

We are writing to bring to your kind attention a matter of significant concern regarding the recent trend of Indian Railways, particularly Central Railway, inviting tenders predominantly in the EPC (Engineering, Procurement, and Construction) format for high-value projects.

Many local contractors possess credentials enabling them to bid for projects valued at .5 crore, .20 crore, .30 crore, etc. However, the shift toward EPC tenders valuing more than Rs. 50 Crore has inadvertently excluded these contractors from participation. This exclusion not only causes substantial financial losses to them but also leads to the underutilization of their machinery, workforce, and established systems. The resulting lack of work opportunities adversely affects local labourers, leading to increased unemployment.

Moreover, local contractors contribute significantly to the regional economy by sourcing materials from local vendors. Their inability to secure contracts negatively impacts local markets and economic stability.

While EPC contracts often involve large-scale contractors from other states, the limited number of eligible bidders may lead to higher quoted prices, reducing competitive bidding and potentially

causing financial inefficiencies for the railways. Additionally, it has been observed that major contractors frequently sublet work to smaller subcontractors at minimal rates, which can lead to delays, compromised quality, and increased project costs.

To ensure the smooth functioning of the local economy and provide equitable opportunities for contractors of all scales, we humbly request that at least 50% of tenders (by value) up to .50 crore be invited in the BOQ (Bill of Quantities) format. For projects exceeding .50 crore, tenders may continue to be invited in EPC or BOQ format, as deemed appropriate.

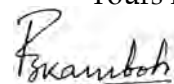
This approach will foster healthy competition, ensure fair participation, and support local businesses and employment. Failure to address this issue may compel affected parties to seek judicial recourse.

We trust that you will consider this request favourably and take necessary action to uphold the principles of inclusivity and economic sustainability.

Sir, we earnestly request you to kindly grant us an appointment to meet your good self, at your office on day and time convenient to you, to enable us to discuss these matters in details.

Thank you for your attention to this important matter.

Yours faithfully,



**Rajendra Singh Kamboh
President
Builders' Association of India**

To

Shri Satish Kumar Ji,
The Chairman
Railway Board and Chief Executive Officer (CEO)
 Room No. 256-A,
 Rail Bhavan, Raisina Road,
 New Delhi -110001

Shri Ashwini Vaishnaw Ji
Hon'ble Minister of Railways,
Government of India,
 Room No - 239,
 Rail Bhawan, Raisina Road,
 New Delhi-110001

Respected Sir,

Sub.: Request for Review of EPC-Mode Tendering for Works Below .50 Crore and Proposal for Splitting Works to Ensure Timely Completion.

Builders' Association of India (BAI) is the apex all-India representative body of engineering construction contractors and builders, established in 1941. With more than 25,000 business entities as members through 250+ Centres across the country, the Association is dedicated to improving the construction ecosystem by facilitating policy reform and addressing operational challenges faced by the sector. BAI regularly interfaces with government departments to promote efficiency, transparency and productivity within the national infrastructure development framework.

We wish to bring to your kind notice a matter of considerable concern affecting both the efficient delivery of railway infrastructure and the livelihood of thousands of longstanding contractors who have worked with Indian Railways over several decades.

It has been observed that railway tenders below .50 crore are increasingly being invited under the EPC (Engineering, Procurement and Construction) mode. While EPC tendering is meritorious for large-scale integrated projects, its implementation in mid-value works has resulted in serious challenges:

1. **Exclusion of Experienced and Long-Serving Contractors**

A majority of contractors associated with Railways fall within the small and medium segment. Due to high financial and qualification thresholds under EPC, these proven contractors are unable to participate, despite decades of satisfactory performance with Railways. This has led to a severe and unintended marginalisation of trusted service providers.

2. **Delays and Inefficiencies in Ongoing EPC Works**

A sectoral review of current EPC projects

indicates that timely completion is not being achieved. Prolonged duration of works, compensation claims, operational hindrances and restricted access are becoming common trends, rather than accelerated execution.

3. **Adverse Impact on Railway Infrastructure and Public Convenience**

Extended periods of incomplete works are affecting passenger amenities, station access, safety and overall public satisfaction.

In the interest of improved efficiency and timely completion of railway works, we humbly request the Railway Board to review the award of below-.50-crore works under EPC mode.

We strongly submit that:

- Splitting such works into smaller, practical packages, and
- Allowing wider participation of competent agencies will significantly improve execution timelines, accountability and quality. This will also ensure reengagement of the extensive network of dependable BAI-affiliated contractors who have consistently supported the Railway system.

We respectfully request the Railway Board to:

- Review timelines and progress of ongoing EPC works,
- Evaluate challenges faced on the ground, and
- Consider reverting to conventional multi-agency tendering for works below .50 crore.

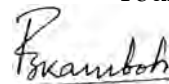
We firmly believe that such restructuring will accelerate project delivery, reduce operational

inconvenience and maintain the long-standing cooperative relationship between Railways and the contracting fraternity.

In this regard, if you permit our Shri Hitesh Patel, Hon. Coordinator, Government Affairs, BAI to meet you in person and brief you about this matter in details.

Thank you for your consideration.

Yours faithfully,



RAJENDRA SINGH KAMBOH
PRESIDENT
BUILDERS' ASSOCIATION OF INDIA

Copy to:

1. Member (Infrastructure), Railway Board.
2. Member (Finance), Railway Board.
3. Additional Member / Engineering, Railway Board.
4. Adviser (Works), Railway Board.

CPWD Matters

BAI President Shri Rajendra Singh Kamboh along with Senior members of Delhi Centre have been meeting with the Government officials in the various departments, associated with the construction, to discuss the issues confronted by the members in executing the projects as to get the solutions for the difficulties arising out the announcements made by the Government at the central/ state level. Members have been interacting, more frequently, with officials of CPWD for their support and co-operation in finding the solutions for the problems arising out of the new regulations/ instructions announced by the Government relating to the construction industry. It is felt that CPWD is considered the leading

department in implementing the Government policies relating to the construction activities and if CPWD issues Circulars/ Office Memorandum in the right spirit, it has far reaching consequences which effects the contractors of all categories at all India level. Secondly, once CPWD accepts and issued Circular for implementing those instructions, it is easy for the other construction related departments/ PSUs to follow them. Keeping in view the importance of CPWD in getting the solutions of their problems, members from Delhi Centre have been focusing more on interacting with officials of CPWD. During the year we have been able to get many Circulars issued which have been beneficial to the contractors.

केन्द्रीय लोक निर्माण विभाग कार्यालय ज्ञापन

No. DG/Enlist.Rules- 2024/Misc./09

ISSUED BY THE AUTHORITY OF DIRECTOR GENERAL, CPWD

Nirman Bhawan, New Delhi

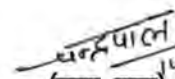
Dated: 14.07.2025

Sub: Suggestions on Enlistment Rules for contractors in CPWD.

Enlistment rules for contractors in CPWD are under revision. Rules has been amended as per suggestion received from various units. PDF of proposed amended Enlistment Rules are annexed for comments on proposed Enlistment rules after obtaining the views of stake- holders, i.e. Associations of contractors, and respective enlisting authorities. Comments including the views of stake- holders may be submitted through email on email id: - secm@nic.in by 31.07.2025.

This issues with the approval of competent authority.

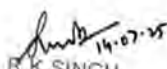
Encl:- As above


(चन्द्र पाल)
अधीक्षण अभियंता (सी. एंड एम.)

Issued from file No. CSQ/CM/18(4)/Misc./2025, e- file :9036313 (DFA/9336082)

Copy to:-

1. All SDGs/ ADGs for information and necessary action please (Through CPWD website).
2. All CPWD Contractors Association for information and necessary action please (Through CPWD website).


R K SINGH
EE(Manual)

To,

The Director General
Central Public Works Department,
 Room No. 101-A, Nirman Bhawan,
 New Delhi - 110011

Subject: - Suggestions and Objections on Proposed CPWD Enlistment Rules – 2025.

Dear Sir,

The Builders Association of India (BAI) is the apex all-India body of engineering construction contractors and real estate companies. Founded in 1941, BAI represents over 23,000 business entities through more than 236 branches across the country. The association is a registered body established with the objective of promoting the trade, industry, and profession of construction and its allied sectors.

With reference to CPWD Office Memorandum No. DG/Enlist.Rules-2024/Misc dated 14.07.2025; the Builders' Association of India (BAI) extends its sincere thanks for inviting comments on the draft Enlistment Rules - 2025. After extensive consultation across various regions and categories of contractors, we respectfully submit the following suggestions and objections for your kind consideration. These inputs are offered with the aim of improving clarity, inclusivity, and practicality in the proposed framework.

Clause 6.2.7 - Excessive Increase in Magnitude of Work Experience for Building & Road Category. Clause 6.2.7 of the proposed Enlistment Rules - 2025 mandates that for a contractor to be eligible for registration in a particular class, they must have completed works with a magnitude equal to at least 80% of the tendering limit prescribed for that class. This requirement is not only significantly higher than the previous benchmark (24%) from enlistment rules 2023 but it is also out of sync with the practical realities of public procurement and project execution.

Our Key Concerns Are as Follows:

- 1) **Unrealistic for Most Contractors:** The 80% threshold represents a sharp and unjustified escalation, especially when the corresponding tendering limits themselves have already been increased. This creates a double escalation.
- 2) **Disadvantages Capable but Under-Exposed Contractors:** Disqualifying them based on absence of high-value past work is unjustified.

- 3) **Disrupts Progressive Career Growth:** Removing progressive steps forces contractors to leap categories without opportunity.
- 4) **Unfair Leap - Like Skipping from Class 10 to College:** The rule change prevents staged development and hurts fair access.
- 5) **Similar Work Already Addressed in NITs:** There's no need for redundant filters if NIT conditions already demand it.

Recommendations:

1. Reduce threshold from 80% to old Enlistment rules 2023 until or unless tendering limit is not enhanced.
2. Limit any hike to 10% over previous Enlistment rules 2023 until or unless tendering limit is not enhanced.
3. Allow either Building or Road experience;
4. Create separate categories for Building, Infrastructure, and Composite works if specialization is preferred.

Clauses 6.2.10 & 6.2.6.1 - Ongoing Work Requirements Are Unrealistic and Arbitrary

- 1) Many contractors have no ongoing works at a given time due to project cycles;
- 2) 50% threshold is arbitrary and harsh for newly awarded projects;
- 3) Inconsistent with earlier enlistment standards.

Recommendation:

- 1) Remove the ongoing work clause entirely.
- 2) Allow either: (a) one ongoing work of any progress OR (b) one recently completed work within 1 year.

Table 4 - Financial Soundness Criteria

Requiring all three financial documents is excessive. Smaller contractors may face difficulties arranging all three.

Suggestion:

- 1) Accept any one of the three financial documents, upto Class -I.
- 2) Accept any two of the three financial documents above Class -I.

Clause 14.0 - Revalidation of Existing Contractors.

Allow revalidation using either completed or partially completed works (50% or more). Offer 5-year grace period to comply with new criteria.

Disproportionate Jump from Class I(AAA) to Class I(Super).

There's a 150% jump from 260 crore to .650 crore without proportional growth (compared to smaller increases between lower classes).

Recommendation:

Introduce intermediate Class I(Special) or Class I(A++) with tendering capacity of .400-450 crore.

Sudden Rule Changes Without Transition Period Contractors cannot adapt instantly to drastically revised criteria.

Request:

Introduce a 5-year buffer for existing contractors as there is a huge hike from Enlistment rules 2023 to Enlistment rules 2025 till then Enlistment rules 2023 should be used for enlistment and revalidations.

Annual Work Value Enhancement Still Capped at 7%. The 7% annual enhancement no longer reflects real inflation and CPWD's own plinth cost rates.

Suggestion:

Enhance to 10-12% or link to CPWD's official SOR escalation.

Clause 3.5 - Regional Tender Restrictions Violate CPWD's Central Mandate CPWD should enable pan- India participation, especially for Class I and II contractors.

Copy to:

1. ADG (Tech), CPWD, Nirman Bhawan, New Delhi.
2. Chief Engineer (Enlistment), CPWD, Nirman Bhawan, New Delhi.

Recommendation:

- 1) Remove regional limitations to ensure fair competition.
- 2) CPWD Tenders Must Prioritize Registered Contractors. Registered contractors are frequently disqualified at NIT stage despite meeting enlistment criteria.
- 3) CPWD tenders (up to 100 crore) should be limited to registered contractors. 'Similar work' condition should be verified during registration.

Frequent Policy Changes Undermine Contractor Confidence

Policy shifts in 2015, 2018, 2022, and now 2025 hurt long-term planning.

Appeal:

Ensure minimum 5-year policy stability. Retain Composite Work provisions from 2015 for continuity.

Conclusion and Request for Consultation

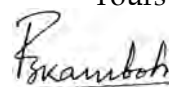
The Builders' Association of India remains committed to partnering with CPWD to uphold quality, transparency, and growth in public works. We respectfully request:

1. Implementation of the above recommendations and incorporation of transitional provisions;
2. Protection and fair treatment of existing registered contractors; 3. Scheduling of a joint consultation meeting with BAI to discuss these matters in person before finalizing the rules.

We are confident that CPWD will consider these inputs in the interest of inclusive and sustainable reforms.

Thanking you,

Yours faithfully,



RAJENDRA SINGH KAMBOH
PRESIDENT
BUILDERS' ASSOCIATION OF INDIA

**Public Works Department
Government of Tamil Nadu**

From

Er. S. Manivannan. M.E.,
Engineer-in-Chief &
Chief Engineer (General),
Public Works Department,
Chepauk, Chennai-5.

To

The Chief Engineer,
Chennai, Trichy, Madurai and
Coimbatore Regions,
Public Works Department,

Letter No: HDO/ C / 017824 /2025/Dated: 22.10.2025

Sir,

- Sub: Alternative to Revenue Solvency for Registration of contractors in Public Works Department Government of Tamil Nadu – Reg.

Ref: 1. G.O.(Ms)No 282, Revenue and Disaster Management Department, Revenue Administration wing, RA-3(2) Section dated: 26.05.2025.
2. Government (Finance Dept.,) letter No. 2895/ Procurement cell/ 2025, Dated: 19.08.2025.

oOo-

In the Government reference 1st cited have issued orders, withdrawing the process of issuance of solvency Certificate for contractor Registration and directed the Finance department to issue amendments to the Tamil Nadu Transparency in Tenders Rules,2000. Accordingly, the Solvency Certificate is no longer relevant and relied upon as an Indicator of financial stability or strength for execution of projects also suggested alternatives for financial stability and strength in government order.

The Government in the reference 2nd cited has communicated the Minutes of Meeting on the implementation of Online registration and renewal of Contractors convened by the Secretary to Government (Expenditure), Finance department held on 06.08.2025. During the meeting, it was suggested that the departments may alternatively consider any of the 3 (Three) documents as suggested at Sl.No. (a) to (n) of para 3 of the said G.O (Ms) No.282 Revenue and Disaster Management Department dated 26.05.2025. Further emphasised that the departments may have the liberty to choose any criteria/ document as the eligibility criteria for registration of Contractors.

The existing practice of obtaining a solvency certificate from the Revenue Department is to invoke Revenue Recovery Act 1872, whenever any amount has to be paid by the contractor in view of the determination of the contract or any amount that may be due from the contractor, and if the contractor is not responding to the demands for the payment of the said amount, then the Department shall be entitled to recover the said amount under the provision of Revenue Recovery Act. Hence, it is decided that an Indemnity Bond may be obtained from the applicant, equivalent to the value of Solvency amount as prescribed by the Government vide G.O.Ms.No.37 PW(G2) Dept., Dated: 17.06.2022, at the time of time registration and renewal of Contractors for any compensation that may arise during the execution of work.

In the CPWD the Net worth Certificate issued by the certified Chartered Accountants, Average annual turnover and Banker's certificate are being the criteria set forth, in lieu of solvency certificate for assessing the financial soundness according to class of registration.

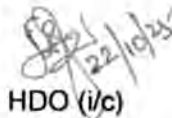
In accordance with the procedure being adopted in CPWD, the Chief Engineers of Chennai, Trichy, Madurai and Coimbatore regions are requested to adopt the following three documents in lieu of the solvency certificate along with the Indemnity Bond equivalent to the value of Solvency amount as prescribed by Government for the registration and renewal of Contractors in online portal scrupulously.

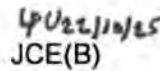
- 1. Banker's Certificate:** Banker's Certificate shall be issued by a Scheduled Bank on its letter head addressed to the enlisting authority in the format prescribed in Annexure -1, and shall be uploaded after scanning from the original. The amounts of Banker's Certificate required for registration and renewal of contractors shall be the amount equivalent to the solvency value as prescribed by the Government. Banker certificate shall not be more than 3 months old on the date of application. The Banker's Certificate shall be verified from the bank through postal / official email ID.
- 2. Net-worth Certificate:** The Net-worth Certificate shall be in the format prescribed in Annexure -2. These certificates shall be duly signed and issued by the certified

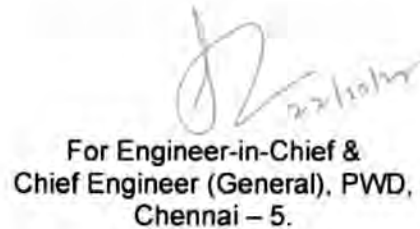
Chartered Accountants on their letter heads. In the Net worth Certificate, the Chartered Accountant should also certify that "the net worth of the applicant has not eroded by more than 50% in the last three years ending on 31st March. The relevant year shall be the financial year ending on 31st March of the year proceeding the calendar year of application or 31st March of last financial year if audited balance sheet is submitted. Network certificate shall be verified by registering authorities using UDIN website <https://udin.icai.org/search-udin>. The amount of Net-worth Certificate shall be equivalent to the solvency amount as prescribed by the Government.

- 3. Average Annual Turnover Certificate:** Average Annual Turnover Certificate shall be in the format prescribed in Annexure - 3. This certificate shall be duly signed and issued by the certified Chartered Accountants on their letterhead. The relevant year shall be the financial year ending on 31st March of the year preceding the calendar year of application on or 31st March of last financial year if audited balance sheet is submitted. This certificate shall be verified by CPWD officers (member secretary etc.) using UDIN website. The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figures at simple rate of 7% per annum.


Sr.D.O


HDO (i/c)


JCE(B)


For Engineer-in-Chief &
Chief Engineer (General), PWD,
Chennai – 5.

✓ Copy presented to the Secretary to Government (Expenditure), Finance Department, Secretariate, Saint Geroge Fort, Chennai – 9, for favour of information please.

✓ Copy presented to the Additional Chief Secretary to Government, Public Works Department, Secretariate, Saint Geroge Fort, Chennai – 9, for favour of information please.



Jal Jeevan Mission Matter

Ref.: 1206/J/2025-26 dated 30th July, 2025

To,

Shri Narendra Modi Ji
Hon'ble Prime Minister of India
Government of India,
Prime Minister's Office South Block,
Raisina Hill New Delhi-110011

Subject: Urgent Intervention Requested for Release of Pending Payments under Jal Jeevan Mission –Contractors Facing Severe Financial Crisis.

Respected Sir,

We, the Builders Association of India (BAI), gratefully acknowledge your efforts and initiatives in providing significant relief to the infrastructure and construction sectors.

The Builders Association of India (BAI) is the apex all-India body of engineering construction contractors and real estate companies. Founded in 1941, BAI represents over 23,000 business entities through more than 236 branches across the country. The association is a registered body established with the objective of promoting the trade, industry, and profession of construction and its allied sectors.

As you are aware, the construction industry is the second-largest employer in India after agriculture, providing employment to over 100 million people. This sector is pivotal to the nation's infrastructure development and economic progress.

On behalf of the Builders Association of India (BAI), we write to seek your urgent intervention regarding the non-release of payments to contractors under the Jal Jeevan Mission (JJM) for the last 1.5 years. Contractors across India are struggling to survive due to the prolonged delay in payment of bills for completed works.

The attached table (as per the Ministry of Jal Shakti data) clearly shows that no amount of central share has been released to any state during the current financial year. While a few states have provided partial advance relief to contractors, Kerala has not released any payment or advance despite having a pending liability of over Rs. 6,000 crores to the contractors.

During the Union Budget speech, the Hon'ble

Finance Minister had announced the extension of the completion period of JJM and assured allocation of funds for the programme. Unfortunately, as of today, no tangible action has been taken, leading to the stoppage of works, financial collapse of contractors, and mounting NPAs in banks.

It is extremely painful to note that one young contractor from Maharashtra, Shri Harshal Patil, and tragically committed suicide due to financial distress caused by non-payment of JJM bills. If the current situation continues, many more contractors may be pushed into similar distress.

We humbly request your esteemed office to:

1. Direct the Ministry of Jal Shakti and the Ministry of Finance to immediately release the central share of funds to the states for disbursement to the contractors.
2. Ensure that states like Kerala, where payments exceeding Rs. 6,000 crores are pending, release the dues to contractors at the earliest.
3. Consider a special relief package or bill discounting mechanism to support contractors who are in deep financial crisis.

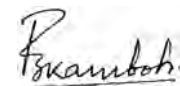
JJM is a flagship project of Shri Narendra Modi Ji and the Government of India, and its success depends on the timely support of contractors who are executing these vital projects. If the current situation persists, it will not only lead to massive delays and cost overruns but will also erode the credibility of this prestigious mission.

We, therefore, earnestly request your personal intervention to resolve this issue on a war footing

and save hundreds of contractors and their families from financial ruin.

We look forward to your kind attention and immediate action.

Yours truly,



Rajendra Singh Kamboh
President
Builders Association of India

Encl. As above

Ref.:342/M/2025-26 dated 14th May, 2025

To,

Shri C R Paatil Ji
Hon'ble Minister of Jal Shakti
Ministry of Jal Shakti, Government of India
Room No. 210, SSB,
Rafi Marg, New Delhi – 110001

Sub: Urgent Request for Revival Measures – Status of Jal Jeevan Mission (JJM) in Kerala.

Respected sir,

The Builders' Association of India (BAI), the apex body representing over 23,000 construction and infrastructure firms across India, wishes to bring to your kind attention the critical condition of the Jal Jeevan Mission (JJM) in the State of Kerala.

JJM, as one of the most impactful initiatives of the Hon'ble Prime Minister Shri Narendra Modi Ji, aims to provide safe and adequate drinking water to every rural household through Functional Household Tap Connections (FHTC). While it has witnessed substantial progress across many states, Kerala continues to face serious challenges in implementation.

1. Extension of Completion Deadline

We sincerely appreciate the Central Government's recent decision to extend the completion timeline of JJM by three more years, i.e., until 2027. This is especially vital for Kerala, where trenching and pipeline work are significantly restricted due to prolonged monsoon seasons.

2. Alarming Situation in Kerala- Payments Pending and Work Stalled.

The situation in Kerala has reached a critical juncture. The State Government has been unable to release payments to JJM contractors for the past year. As of May 2025, total outstanding dues have crossed .5,500 crore, causing severe hardship to contractors and stakeholders. Most projects are currently stalled or progressing at a negligible pace due to non-payment.

Contractors are unable to pay workers, suppliers, or meet financial obligations. Banks are unwilling to renew overdrafts, and penal interest is being levied.

Despite the Centre's consistent support — with over .4,600 crore disbursed till April 2024 — the inability of the State to provide matching contributions (only .4,376 crore as per official figures) has severely crippled progress. The Budget allocation for 2024-25 is a mere .550 crore, far below what is required even to clear arrears.

Additionally, land acquisition for water treatment plants and reservoirs remains a bottleneck, with only 33 out of 138 identified sites cleared so far.

Our Humble Appeal Given the above, we respectfully urge the Ministry of Jal Shakti to:

Immediate Release of Matching Funds by Centre: The Kerala State Government has already released Rs. 500 crore as advance and an additional Rs. 452 crore is in the pipeline. The State has officially requested the Centre to release a matching central share of Rs. 952 crore immediately. We request urgent action on this request so that ongoing works may be resumed and further delay averted.

Implement a Revival Package for Kerala -Treat Kerala as a special case and consider bearing the State's pending share temporarily through:

- A special grant or long-term interest-free loan.
- Adjustments against future GST or other devolutions.

-
- Central takeover of remaining project funding under emergency conditions

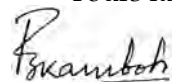
- Safeguard National Investments: Without timely intervention, the thousands of crores already invested by both Centre and State will be wasted - resulting in an unfinished and non-functional pipeline network.

We remain committed to supporting the JJM vision and urge immediate intervention to prevent the collapse of this vital project in Kerala.

Sir, we earnestly request you to kindly grant us an appointment to meet your good self, at your office on day and time convenient to you, to enable us to discuss these matters in details

Thanking you in positive anticipation.

Yours faithfully,



Rajendra Singh Kamboh
President
Builders' Association of India

Jal Jeevan Mission

Department of Drinking Water & Sanitation
Ministry of Jal Shakti

State wise Allocation, Release, Expenditure

Financial Year : 2025-2026, Month : May, State : All State, Programme : All JJM funds except Calamity (Rs In Crores)

Format D1

S.N.	State	Opening Balance (Central Share)	Central Allocation	Central Share Release Upto Month May	State Share Release	Expenditure Release Upto Month May				Bank Interest	Other deposits / Recoveries	Unspent Amount (Central Share)
						Total	Central	Expenditure in % age	State			
1	2	3	4	5(A)	5(B)	6 = (7+9)	7	8 = $(7/(3+5(A)+10))*100$	9	10	11	12 = $(3+5(A)-7+10+11)$
1	Andaman & Nicobar Islands	4.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.80
2	Andhra Pradesh	34.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.24
3	Arunachal Pradesh	51.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.60
4	Assam	111.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111.06
5	Bihar	54.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.95
6	Chhattisgarh	222.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	222.79
7	Dadra & Nagar Haveli And Daman & Diu	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	Goa	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	Gujarat	188.14	0.00	0.00	2.50	3.93	2.36	1.26	1.57	0.00	0.00	185.78
10	Haryana	15.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.17
11	Himachal Pradesh	38.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.84
12	Jammu & Kashmir	12.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.62
13	Jharkhand	129.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129.90
14	Karnataka	688.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	688.71
15	Kerala	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	Ladakh	71.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.39
17	Lakshadweep	26.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.46
18	Madhya Pradesh	30.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.22
19	Maharashtra	970.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	970.22
20	Manipur	11.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.36
21	Meghalaya	29.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.93
22	Mizoram	2.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.42
23	Nagaland	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
24	Odisha	101.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	101.81
25	Puducherry	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29
26	Punjab	6.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.80
27	Rajasthan	233.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233.17
28	Sikkim	1.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.23
29	Tamil Nadu	211.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211.59
30	Telangana	26.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.06
31	Tripura	1.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.49
32	Uttar Pradesh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

S.N.	State	Opening Balance (Central Share)	Central Allocation	Central Share Release Upto Month May	State Share Release	Expenditure Release Upto Month May				Bank Interest	Other deposits / Recoveries	Unspent Amount (Central Share)
						Total	Central	Expenditure in % age	State			
1	2	3	4	5(A)	5(B)	6 = (7+9)	7	8 = $(7/(3+5(A)+10))*100$	9	10	11	12 = $(3+5(A)-7+10+11)$
33	Uttarakhand	129.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129.32
34	West Bengal	475.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.13
Total		3,881.88	0.00	0.00	2.50	3.93	2.36	0.06	1.57	0.00	0.00	3,879.52

Source: <https://ejalshakti.gov.in>

Report Printed On 17/05/2025 07:44:50

NHAI MATTER

BAI President, Shri Rajendra Singh Kamboh took up issues confronting the Indian Construction Sectors, specially for the national highways contractors to Shri Nitin Gadkari Hon'ble Union Minister of Road Transport & Highways.



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)
जी-5 एवं 6, सेक्टर-10, द्वारका, नई दिल्ली - 110 075 • G-5 & 6, Sector-10, Dwarka, New Delhi-110075 दूरभाष/
Phone : 91-11-25074100 / 25074200



NHAI/ Policy Guidelines/ Miscellaneous/ 2025 Policy Circular No.18.105/2025 dated 09th July, 2025

{Decision taken on E-Office File No. FINDIV-22014(18)/10/2024-O/o GM (Finance-II) (Comp. No. 260098)}

Sub: Inclusion of Provisions regarding acceptance of Insurance Surety Bonds (ISB) as Performance Security in Consultancy Contracts of Authority Engineer/ Independent Engineer -reg.

In Supersession of Policy Circular No. 18.88/2023 dated 13.06.2023 and in Compliance to Ministry of Road Transport & Highways Letter No. NH-24028/14/2014-H(Vol-II) (E-134863) dated 31.05.2023 forwarded the amendments done by Department of Expenditure in GFR.2017 relating to inclusion of e-Bank Guarantee and Insurance Surety Bonds as mean to accept 'Bid Security' and 'Performance Security'. MoRTH has already approved the changes in necessary clauses in the Standard Documents (RFP and CA) of EPC HAM and BOT (Toll) modes which are already circulated by NHAI vide Policy Circular No. 18.88/ 2023 dated 13th June, 2023.

2. It is also pointed out that Highways Section of Ministry of Road Transport & Highways vide Letter NH-24028/ 14/2014-H(Vol-II) (E-134863) dated 31.05.2023 has mentioned that 'For all the existing Contracts including Road Development, Toll Contracts, Ropeways and any Other Contract wherein Ministry has prescribed a BG- any instrument of Bid Security/ Performance Security may be replaced by 'Insurance Surety Bond' as per availability.'

3. In light of above, it has now been decided to accept the 'Insurance Surety Bonds' as "Performance Security" pertaining to Consultancy Contracts of Authority Engineer/ Independent Engineer with immediate effect. The relevant existing clauses vis-à-vis amended clauses of the Standard Documents will also change accordingly for necessary compliance by all Concerned.

4. Copy of formats of "Insurance Surety Bond" as Performance Security for Consultancy Contracts of Authority Engineer and Independent Engineer is attached at Annexure-A & Annexure-B respectively for implementation.

5. This issue with the approval of Competent Authority.

Encl.: As stated above.

(CS. Sanjay Kumar Patel)
I/c Chief General Manager (Coord.)

To:

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

Copy to:

1. Hindi Division for translation in Hindi.
2. Library for hosting the circular on library site.
3. Web Admin for circulation.

FORM OF SURETY BOND**[Performance Security/ Additional Performance Security]**

To,
National Highways Authority of India,
G-5 & 6, Sector-10, Dwarka,
New Delhi-110075

WHEREAS:

(A) _____¹ (the "Consultant") and the Chairman, National Highways Authority of India (the "Authority") have to execute and enter into a consultancy agreement (the "Agreement") in pursuance of the LOA issued to the Consultant vide ref no. _____ dated _____ whereby the Authority has agreed to the Consultant rendering consultancy services for _____², subject to and in accordance with the provision of the Agreement.

(B) The Consultant is required to furnish a performance security to the Authority for a sum of Rs. _____/- (Rupees _____ only) (the "Surety Bond Amount") as security for due and faithful performance of its obligations, under and in accordance with the Agreement, during the Agreement Period (as defined in the Agreement).

(C) We, _____³ having registered office at _____⁴ through our branch at _____⁵ (hereinafter referred to as the 'Surety Insurer', which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns) have agreed to furnish this Surety Bond by way of performance security.

NOW, THEREFORE, the Surety Insurer hereby, unconditionally and irrevocably guarantees and affirms as follows:

1. The Surety Insurer hereby unconditionally and irrevocably guarantees the due and faithful performance of the Consultant's obligations during the Agreement Period under and in accordance with the Agreement, and agrees and undertakes to pay to the Authority, upon its mere first written demand, and without any demur, reservation, recourse, contest or protest,

¹ Name and registered address of the Consultant to be mentioned.

² Name of the project to be mentioned.

³ Name of the Surety Insurer to be mentioned.

⁴ Registered Address of the Surety Insurer to be provided.

⁵ Address of the issuing branch of the Surety Insurer to be mentioned.



[Handwritten signature]

For more details please contact
baihq.mumbai@gmail.com

Adoption of Surety Bonds in lieu of Bank Guarantees

Achievement

Achievement

Achievement

Ref.: 1486/M/2025-26 dated 30th March, 2026

To,

**Managing Committee & General Council Members
Builders' Association of India**

Dear Sir,

Subject: Acceptance of Insurance Surety Bonds in Telangana.

We are pleased to share a significant achievement for the construction industry, made possible through the consistent efforts and effective representation by the Builders' Association of India (BAI).

The Government of Telangana, acting upon BAI's representations and sustained follow-up, has issued G.O. Ms. No. 30 dated 28th March 2026, permitting the acceptance of Insurance Surety Bonds (ISBs) as an additional instrument in place of Bank Guarantees (BGs) for:

**Earnest Money Deposit (EMD) / Bid Security
Performance Security in works contracts**

This progressive reform, aligned with Government of India guidelines, marks an important milestone towards:

- o Improving liquidity for contractors**
- o Reducing dependency on bank limits**
- o Enhancing ease of doing business**

Encouraging wider participation and competition in public procurement.

The Government Order further amends the relevant provisions of the Telangana Financial Code, placing

Insurance Surety Bonds on par with Bank Guarantees, subject to IRDAI guidelines. (Copy enclosed)

We would like to place on record our special appreciation to Shri D. V. N. Reddy, Vice President, BAI, for his persistent and vigorous follow-up with the Government authorities, which played a crucial role in achieving this important reform.

This achievement reflects BAI's continued commitment to addressing industry challenges and advocating meaningful policy reforms for the benefit of contractors across the country.

We thank all members for their continued support and assure you that BAI will persist in taking up such issues at various levels for the overall betterment of the construction sector.

Thanking you,

Yours faithfully,



**Raju John
Executive Secretary
Builders' Association of India**

Encl. As above.

GOVERNMENT OF TELANGANA A B S T R A C T

Public works – Works Contracts – Acceptance of Insurance Surety Bonds as additional instrument for Earnest Money Deposit (EMD) and Performance Security with amendment to Article 129 & 279 of Telangana Financial Code – Orders – Issued.

FINANCE (TFR) DEPARTMENT

G.O.Ms.No.30

**Dated: 28-03-2026.
Read the following:**

1. G.O.Ms.No.94, I&CAD (PW Reforms) Department, dated: 01.07.2003.
2. G.O.Ms.No.142, I&CAD (PW Reforms) Department, dated: 20.12.2004.

3. G.O.Ms.No.14, IT,E&C (eProc) Dept., dated:18.09.2017.
4. G.O.Ms.No.15, IT,E&C (eProc) Dept., dated: 29.09.2017.
5. Office Memorandum No.F.1/1/2022-PPD, Government of India, Ministry of Finance, Department of Expenditure, dated: 02.02.2022.
6. Office Memorandum No.F.No. eR-13011/02/2019-Ins.II(Part-I), Government of India, Ministry of Finance, Department of Financial Services, dated: 24.09.2024.
7. BoCE recommendations vide minutes dated: 24.09.2025.

ORDER:

Article 129(a) read with Article 279 of the Telangana Financial Code and Para 157 of the PWD Code prescribe the forms of security to be furnished by contractors entering into agreements with the Government, which inter alia include Cash Deposits, Deposit Receipts of scheduled banks and Bank Guarantees.

2. In the G.O. 1st cited, as part of the reforms in the works contract system, bidders were allowed to submit the Bank Guarantee for the purpose of Earnest Money Deposit (EMD) and Performance Security. And, vide G.O. 2nd cited, Bank Guarantees are made applicable for works costing more than .50.00 lakhs. Further, in the G.Os 3rd & 4th cited, electronic modes of payment for EMD were enabled through the e- Procurement platform.

3. Government of India, in the Office Memorandum 5th cited, has amended Rule 170(i) and Rule 171(i) of the General Financial Rules, 2017, to include Insurance Surety Bonds (ISBs) as acceptable instrument for Bid Security and Performance Security, and vide Office Memorandum 6th cited, has issued instructions to adopt and promote Insurance surety bonds in projects.

4. Government, after careful examination of the matter, by taking into account of the recommendations of the Board of Chief Engineers (BoCE) and with a view to facilitate ease of doing business, to improve liquidity for contractors and enhance competition in public procurement, hereby permit acceptance of Insurance Surety Bonds (ISBs), issued as per IRDAI guidelines, as an additional instrument, on par with Bank Guarantees, for the purposes of (i) Bid Security/ Earnest Money Deposit (EMD) and (ii) Performance Security in works contracts.

5. Accordingly, Articles 129 & 279 of the Telangana Financial Code shall stand modified to the above extent.

6. The acceptance of Insurance Surety Bonds shall be subject to the conditions that such bonds are issued only by IRDAI-registered insurers authorized to issue surety insurance products and are unconditional, irrevocable and payable on demand, and enforceable like Bank Guarantees. The verification of authenticity, invocation and claim settlement shall be done with due diligence by the concerned Department to protect Government interests.

7. These orders shall apply prospectively to all tenders/works notified after the date of issue of this G.O. and shall not apply to ongoing or already concluded contracts.

8. All departments are requested to amend the relevant provisions in the Departmental Codes/ Manuals, update Standard Bidding Documents (SBDs), and incorporate necessary provisions relating to Insurance Surety Bonds, following due procedure as per the Business Rules.

9. The Engineer-in-Chief (I&CAD Department) shall formulate and finalize standard format/ template for Insurance Surety Bonds, prescribe model bid conditions and contractual clauses, for uniform adoption across all Works Departments.

10. The Managing Director, Telangana State Technology Services (TGTS), and the concerned authorities shall make necessary provisions in the e-Procurement platform, and IFMIS Works Modules respectively.

11. This Government Order is available on Internet and can be accessed at the address <http://goir.telangana.gov.in>

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**SANDEEP KUMAR SULTANIA
PRINCIPAL SECRETARY TO GOVERNMENT**

To

All Departments of Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad.

The Director of Treasuries and Accounts, Telangana, Hyderabad.

The Director of Works Accounts, Telangana, Hyderabad.

The Pay and Accounts Officer, Telangana, Hyderabad.

The Director of State Audit, Telangana, Hyderabad.

Copy to:

PS to Principal Secretary to Hon'ble Chief Minister, Government of Telangana.

OSD to Hon'ble Deputy Chief Minister, Government of Telangana.

O.S.D to Chief Secretary to Government, Telangana.

PSs to the PFS/Secretary/Special Secretaries to Government, Finance Department, Telangana.

The Principal Accountant General (A&E), Telangana, Hyderabad.

The Principal Accountant General (Audit), Telangana, Hyderabad.

All the Sections of the Finance Department.

SF/SCs

//FORWARDED:BY ORDER//

SECTION OFFICER

Item No.9(vii)

To note notification issued by Andhra Pradesh State permitting insurance policy instead of Bank Guarantee.



**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

A.P. Financial Code - Inclusion of **Insurance Surety Bond** as security instrument -
Amendment to Articles 129 and 279 of A.P. Financial Code, Volume 1 – Orders- Issued.

FINANCE (HR.V-TFR-A&L-EWF) DEPARTMENT

G.O.MS.No. 94

Dated: 13-11-2024

Read the following:-

- 1.G.O.Ms.No 94, I&CAD(PW_Reforms) department, Dated 01.07.2003.
- 2.G.O.Ms.No.12, ITEC(e-Procurement wing) Department, Dated 01.06.2016.
- 3.Office Memo No.F.1/1/2022-PPD,GOI,Ministry of Finance Department of
Expenditure Procurement Policy Division, dated:02.02.2022.

ORDER:

Article 129(a), read with Article 279 of the AP Financial Code, stipulates security from a private person or a firm making a contract with the Government in various forms like cash, promissory notes, post office saving bank deposits, deposit receipts from scheduled bank etc.

2. As part of the reforms in the works contract system outlined in the GO 1st cited, Para No.10 & 12 of annexure to the GO ibid allowed bidders to submit the Bank Guarantee for the purposes of EMD and Performance security. Vide GO 3rd cited, the bidders were allowed facility to pay the EMD using net banking/RTGS/NEFT.

3. In the reference 4th cited, the Department of Expenditure, Ministry of Finance, Government of India has amended Rule 170 (i) and Rule 171 (i) of the General Financial Rules (GFR),2017, to include an **Insurance Surety Bonds** as an instrument of 'Bid Security' and 'Performance Security' apart from the existing forms of security deposit.

4. Hence, after careful examination, the government hereby permits **Insurance Surety Bonds**, issued as per the IRDAI guidelines, as an instrument in addition to the current forms of Security and hence Article 279 of the AP Financial Code stands modified accordingly.

5. All departments are requested to amend wherever applicable, the relevant departmental codes/manuals to this effect, following due procedure as per AP Business Rules.

6. The MD, APTS and CEO, APCFSS shall make necessary arrangements in the e-procurement portal and Works Modules respectively.

(P.T.O)

::2::

7. This G.O. is available online at <http://www.goir.ap.gov.in>.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**PEEYUSH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**

To

All the Departments of Secretariat, GoAP.

All the HoDs/ Corporations under GoAP.

The DWA/DTA/DSA.

All the District Collectors.

Copy to:

The Principal Accountant General(Audit), A.P.

The Principal Accountant General(A&E), A.P.

PS to Hon'ble Chief Minister, Government of A.P.

OSD to Minister for Finance Department.

PS to Chief Secretary to Govt

PS to Spl CS, Finance/Prl Secretary (HR)/Secretary (B&IF)/Secretary (RM&FP)

All the Sections of the Finance Department.

SF/SCs(2563595)

//FORWARDED :: BY ORDER//

SECTION OFFICER

Ref.: 72/A/2026-27 dated 16th April, 2026

To,

Smt. Nirmala Sitharaman
Hon'ble Finance Minister,
Ministry of Finance, Government of India,
North Block New Delhi – 110001
Email: fm@nic.in/ appointment.fm@gov.in

Subject: Request for Adoption of Surety Bonds in lieu of Bank Guarantees for State Government Contracts – In line with Central Government Guidelines.

Respected Madam,

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.

We write to you on behalf of the contracting fraternity of construction industry to draw your urgent attention to a critical issue that is severely impacting the execution of infrastructure projects and the financial stability of contractors across the State.

The Government of India, vide Office Memorandum No. NH-24028/14/2014-H (Vol-II) (E-134863) dated 31st May, 2023, has taken a progressive and reformative decision by permitting the use of Surety

Bonds issued by IRDAI-registered General Insurance Companies as a valid Financial instrument in place of Bank Guarantees for:-

- Bid Security (Earnest Money Deposit)
- Performance Security
- Mobilisation Advance Guarantee
- Retention Money Guarantee

This reform has been widely welcomed as it was introduced with the clear objective of reducing dependency on bank guarantees, unlocking working capital, and improving liquidity within the contracting ecosystem—thereby accelerating infrastructure development in the country.

This policy is applicable across all Central Government Ministries, Departments, Many State Government and approximately 169 Public Sector Undertakings (PSUs), most of whom have already begun accepting Surety Bonds.

At present, all State Government departments and agencies continue to mandate Bank Guarantees as the only acceptable mode of financial security for tenders and ongoing contracts. This results in:

- Capital blockage even for well-established and creditworthy contractors,
- Reduced participation in tenders, especially from MSMEs,
- Delays in project execution due to liquidity constraints, and
- Overall increase in the cost of doing business in the State.

Encl.: As Above.

Copy to :-

- 1) The Chief Secretary, All State, Government of India.
- 2) The Additional Chief Secretary, All State, Government of India.
- 3) Chairperson, Insurance Regulatory and Development Authority of India, IRDAI, Sy. No. 115/1, Financial District, Nanakramguda, Gachibowli, Hyderabad – 500032, Email: chairman@irdai.gov.in

In light of the above, we strongly urge your good office to issue clear, guideline & direction

to the all state Government to adopt similar provisions as introduced by the Central Government

and to allow Surety Bonds issued by IRDAI-regulated General Insurance Companies as an

alternative to Bank Guarantees in all: with immediate effect please.

- State Government Departments,
- Semi-Government Entities,
- Urban Local Bodies, and
- PSU Projects.

We request your urgent consideration and necessary action in this matter.

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,



ANIRUDDHA V. NAKHAWA
HON.GEN. SECRETARY
BUILDERS' ASSOCIATION OF INDIA

BAI's Corporate Office in Delhi Inaugurated

- adds a new and distinguished chapter to BAI's illustrious history.

The state-of-the-art corporate office of BAI in New Delhi was inaugurated on 25th March, 2026.

The occasion was graced by esteemed presence of distinguished dignitaries, including Shri Rajendra Singh Kamboh, President; Shri Lal Chand Sharma, Chairman Board of Trustees & Past President; Shri Ram Avtar, Vice-President; Shri Narendra Kumar, Vice-President; Shri N. Raghunathan, Vice-President; Shri D. V. N. Reddy, Vice-President; Shri Mohinder Rijhwani, Hon. General Secretary; Shri Sanjay Tyagi, State Chairman, Uttar Pradesh; Shri Amit Pasricha, Delhi; Shri Prem Khamesra, Haryana; Shri L. Venkatsan, Trustee; Shri R. Radhakrishnan, Past President & Past Trustee, BAI; Shri Bhagwan Deokar, Past President, BAI; Shri Mu. Mohan, Past President, BAI; Shri K. Viswanathan, Imm. Past President; Dr. R. N. Gupta, Trustee & Past President, BAI; Shri A. Puhazendi, Past President, BAI; Shri Ravindra Tyagi, Past Vice-President; Shri Rajiv Goel, Imm. Past Vice-President; Shri Anand Gupta, Past Vice-President; Shri Neerav Parmar, Past Vice-President; Shri Arun Sahai, Past Vice-President; Shri Ashok Kumar Chandak, Past Vice-President; Shri Raju John, Executive Secretary and office-bearers of Delhi / UP / Mumbai and other states and Delhi office Staff members.

The event commenced with a traditional Havan Puja. Thereafter, Shri Rajendra Singh Kamboh and Shri Lal Chand Sharma, along with other senior dignitaries, formally inaugurated the office premises by unveiling the inauguration plaque and cutting the

ceremonial ribbon and entered the new office premises. Similarly, the inauguration ceremony was followed by a cake-cutting ceremony, where everyone expressed their happiness by sharing cake with one another

All members were warmly welcomed and honoured with the presentation of shawl and bouquet of flowers.

Thereafter, all the office bearers, including the President and senior members, addressed the gathering and shared their views in detail. Shri Lal Chand Sharma, in his address, extended a warm welcome to all the dignitaries present. He also expressed his sincere gratitude to all the members and staff for their cooperation and valuable contributions in the establishment of the office.

Thereafter, all the senior members, including Shri R. Radhakrishnan and Shri Ram Avtar, felicitated Shri Lal Chand Sharma as a mark of respect and appreciation. They expressed their heartfelt gratitude for his unwavering dedication and tireless efforts in realizing the vision of establishing the office. On this occasion, he was honoured with a shawl, a bouquet of flowers, and a commemorative plaque in recognition of his invaluable contribution and the significant time and effort he devoted to fulfilling this dream.

The programme concluded with a delicious lunch is hosted at Hotel Sarovar Portico, Green Park.

BAI Delhi Office Matter – Sale / Purchase / Renovation. (Details plan & contract enclosed)



Delhi Office : D1/203, Ashirwad Complex, Green Park Main, New Delhi - 110 016 ☎ (011) 40612800, 26568763, 9555448763 ✉ beidelhi16@gmail.com

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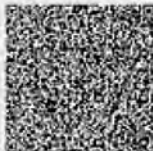
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL03729038218507X
Certificate Issued Date	: 01-Dec-2025 04:43 PM
Account Reference	: SHCIL (FI)/ dl-shcil/ LAJPAT NAGAR/ DL-SAD
Unique Doc. Reference	: SUBIN-DL-DL-SHCIL33832720442519X
Purchased by	: RASHI GUPTA
Description of Document	: Article 23 Sale
Property Description	: FLAT NO.115, FIRST FLOOR, AASHIRWAD COMPLEX, K-84 (D-1), GREEN PARK, NEW DELHI-110016
Consideration Price (Rs.)	: 90,30,000 (Ninety Lakh Thirty Thousand only)
First Party	: BUILDERS ASSOCIATION OF INDIA
Second Party	: RASHI GUPTA
Stamp Duty Paid By	: RASHI GUPTA
Stamp Duty Amount(Rs.)	: 4,51,500 (Four Lakh Fifty One Thousand Five Hundred only)



e-Stamp LOCKED

Please write or type below this line



Rashi Gupta

0028730360

Statutory Alert:-

1. The authenticity of the Stamp certificate should be verified at www.indiastamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy or irregularity in the Certificate and as available on the website / Mobile App renders it invalid.
3. The risk of drawing the legitimacy is on the users of the Certificate.
4. In case of any discrepancy please inform the Competent Authority.



SHRI LAL CHAND SHARMA
[DL No. UP14 1980002664]



SHRI RAM NIWAS GUPTA
[Election Card No. WHC3418902]

Both on behalf of M/S BUILDERS' ASSOCIATION OF INDIA
[PAN AAATB0212F]



MS. RASHI GUPTA
[PAN ASTPG8019Q]
[Passport No. B99990998]

115AASHIRWAD-SALE[GG240]

SALE DEED FOR RS. 90,30,000/-

1.	Type of Deed	:	Sale Deed
2.	Property No. and Colony/Locality	:	Flat No. 115, on First Floor, Aashirwad Commercial Complex, K-84 (D-1), Green Park, New Delhi-110016;
3.	Category	:	'B'
4.	Type of Building	:	More than Four Storeys Private Builder Flat
5.	Type of Property	:	Commercial
6.	Plinth Area/ Total Area	:	Super Area 516 Sq. Ft., or say 47.94 Sq. Mtrs.
7.	Valuation as per Circle Rates		
	Circle Rate (in Rs. per Sq. Mtr.)	Multiplying Factor	Area under transfer (in Sq. Mtrs.) =
	1,00,800	x 1.25	x 47.94 = Rs. 60,40,440/-
8.	Consideration Price	:	Rs. 90,30,000/-
9.	(a) Stamp Duty (female@2%)	:	Rs. 1,80,600/-
	(b) Transfer Duty (female@3%)	:	Rs. 2,70,900/-
	Total Duty (a)+(b)	:	Rs. 4,51,500/-



SHRI LAL CHAND SHARMA and SHRI RAM NIWAS GUPTA
Both For M/S BUILDERS' ASSOCIATION OF INDIA

-1-

Rashi Gupta

MS. RASHI GUPTA

This Sale Deed is executed at New Delhi on this 3rd day of December 2025 by **M/s BUILDERS' ASSOCIATION OF INDIA** (having PAN AAATB0212F), registered under the Societies Registration Act, 1860, having its registered office at G-1/G-20, 7th Floor, Commerce Centre, J. Dadajee Road, Tardeo, Mumbai-400034, through its Trustees and authorized signatories Shri Lal Chand Sharma and Shri Ram Niwas Gupta, duly authorized vide Resolution passed in the Annual General Meeting held on 23.08.2025 (*copy of Resolution attached herewith as Annexure-A*), hereinafter called the '**VENDOR**' (which expression shall also include its successors, legal representatives, administrators, executors, nominees and assignees).

IN FAVOUR OF

Ms. RASHI GUPTA (having PAN ASTPG8019Q) D/o Shri Rajiv Gupta R/o B-16A, Kalindi Colony, New Delhi-110065, hereinafter called the '**VENDEE**' (which expression shall also include her legal heirs, successors, legal representatives, administrators, executors, nominees and assignees).

A. **WHEREAS** Syed Mohammad Ali Akbar S/o Saiyyad Gulam Bakhat was the absolute owner and in possession of a freehold Piece of Land measuring 4 Bighas 7 Biswas, situated in the Revenue Estate of Village Kharera, New Delhi, now known as Property Bearing No. K-84 (D-1), Green Park, New Delhi-110016 (hereinafter called the 'Said Plot of Land').

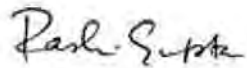
B. **AND WHEREAS** the said Syed Mohammad Ali Akbar sold and transferred the Said Plot of Land to (1) S. Gurdial Singh S/o S. Gurdit Singh and (2) S. Sahib Singh S/o S. Gurdit Singh, vide two separate Sale Deeds, as under:-

- (i) Sale Deed dated 29.10.1954, duly registered as Document No. 2453, in Addl. Book No. 1, Volume No. 245, on pages 59 to 71, on 29.10.1954, in the office of the Sub-Registrar, New Delhi; and
- (ii) Sale Deed dated 03.11.1954, duly registered as Document No. 2461, in Addl. Book No. 1, Volume No. 284, on pages 366 to 378, on 03.11.1954, in the office of the Sub-Registrar, New Delhi;

-2-




SHRI LAL CHAND SHARMA and SHRI RAM NIWAS GUPTA
Both For M/S BUILDERS' ASSOCIATION OF INDIA


MS. RASHI GUPTA

12/3/25, 1:45 PM

2025/7/18814

Doc: No2

Proofing Number : 2025/7/18814



Deed Related Details

Deed Name : Sale Deed - 228 SALE WITHIN MC AREA

Property Description : District : South, Sub-Division : Hauz Khas, Village : Green Park, Category Of Locality : B
Plot Number : FLAT NO.115 FIRST FLOOR AASHIRWAD COMPLEX K-64 D-1 GREEN PARK NEW DELHI UPIC Number : 163290200068550
Area Of Property : Plinth Area : 47.94 Square Meter, Total Plinth Area : 47.94 Square Meter.
Property Type : Residential Commercial Use
House No. : FLAT NO. 115 FIRST FLOOR AASHIRWAD COMPLEX K-64 (D-1), GREEN PARK, NEW DELHI Pin code : 110016 Property Address : FLAT NO.115 FIRST FLOOR AASHIRWAD COMPLEX K-64 (D-1), GREEN PARK, NEW DELHI-110016

Money Related Details

Consideration Value : Rs. 100000/- Copying Fee : Rs. 100/- Exchange of Name fee : Rs. 1000/- Registration Fee : Rs. 99376/- Stamp Duty : Rs. 180600/- Transfer Duty : Rs. 270900/-
This Document Of : SALE WITHIN MC AREA

Presented by: SH/SHR

RASHI GUPTA

The Office Of Sub-Registrar, Delhi On 03-12-2025 01:45:30 day Wednesday between the hours of

S/O/W/O : R/o
B-16A,
Kalindi
Colony,
Rajiv
Gupta New
Delhi-
110065

Registrar/Sub Registrar
South Hauz Khas

Execution witnessed by the said Shrivats

RAM NIKHIL GUPTA LAL AND SHARMA

and Shrivats

RASHI GUPTA

Who is/are identified by Shrivats : RASHI GUPTA S/o W/o D/o Mukul Behari Gupta R/o B-16, Kalindi Colony, New Delhi-110065 and SHIV KUMAR SAH S/o W/o D/o Jibabir Sah R/o AT-Kamtauliya, PO-Kumtauliya Ward PS-Ladanya, Muzaffarpur, Bihar-847232

Contents of the documents explained to the parties who understand the conditions and admit them as correct

Certified that the signature of the said parties may be hand thumb impression of the executant has been affixed in my presence.

Registrar/Sub Registrar
South Hauz Khas
Print Close

03/12/2025 13:47:38



Signature and thumb impression of Rashi Gupta

Signature and thumb impression of Shiv Kumar Sah

C. **AND WHEREAS** the said S. Gurdial Singh & S. Sahib Singh, at their own cost and earnings, constructed a building fitted with all amenities such as water, electricity and sanitary connections on the Said Plot of Land. Subsequently S. Gurdial Singh & S. Sahib Singh threw the aforesaid property in their respective HUFs. Thereafter the said S. Gurdial Singh acting for self and as the Karta of his HUF filed a Suit for Declaration against S. Sahib Singh acting for self and Karta of his HUF, before the Court of Shri S.R. Goel, Ld. Addl. District Judge, Delhi bearing Civil Suit No. 234/73 (141/73). The said suit was finally decreed by the Hon'ble Court vide decree dated 30.07.1973 and pursuant thereto the said S. Gurdial Singh (HUF) became the absolute owner of the portion shown in Red colour in the plan annexed therewith forming part of the aforesaid property, and S. Sahib Singh (HUF) became the absolute owner of the portion shown in Green colour in the plan annexed therewith forming part of the aforesaid property. Thereafter the aforesaid property bearing No. K-84, Green Park, New Delhi, was also sub-divided in the records of the Municipal Corporation of Delhi vide their letter No. Jt. A&C/HQ/78/3378, dated 16.10.1978.

D. **AND WHEREAS** the said S. Gurdial Singh (HUF) consisted of (1) S. Gurdial Singh, (2) Mrs. Basant Kaur, (3) S. Anoop Singh and (4) S. Paijwant Singh, and the said S. Sahib Singh (HUF) consisted of (1) S. Sahib Singh, (2) Mrs. Motia Kaur, (3) S. Narinder Singh, (4) S. Dhanwant Singh, (5) S. Joginder Singh, (6) S. Darshan Bir Singh and (7) S. Harkanwal Pal Singh.

E. **AND WHEREAS** the said (1) S. Gurdial Singh, (2) Mrs. Basant Kaur, (3) S. Anoop Singh and (4) S. Paijwant Singh, and the said (1) S. Sahib Singh, (2) Mrs. Motia Kaur, (3) S. Narinder Singh, (4) S. Dhanwant Singh, (5) S. Joginder Singh, (6) S. Darshan Bir Singh and (7) S. Harkanwal Pal Singh, being the clear and absolute owners of the aforesaid property bearing No. K-84, Green Park, New Delhi, entered into two separate agreements with M/s Kailash Nath & Associates ('Promoter'), on 17.12.1979 and 21.09.1979 respectively, for development and construction of a multi-storeyed building at K-84, Green Park, New Delhi-110016, on the terms and conditions contained therein.

-3-



SHRI LAL CHAND SHARMA and SHRI RAM NIWAS GUPTA
Both For M/S BUILDERS' ASSOCIATION OF INDIA

Parul Gupta

MS. RASHI GUPTA

12/3/25, 1:45 PM

NGDRS : National Generic Document Registration System

Document Registration Summary 2

Print Date :- 03-Dec-2025

Type Of Deed Sale Deed - 23

Proofing Number : 2025/7/15314

Sl.NO	Party Name and Address	Party Type	Photo	Fingerprint	Signature
1	RAM NIWAS GUPTA BUILDERS ASSOCIATION OF INDIA G-1/G-20, 7th Floor, Commerce Centre, J Dadajee Road, Tardeo, Mumbai-400034 ... Delhi - .Pan No: Age	SELLER			
2	LAL CHAND SHARMA BUILDERS ASSOCIATION OF INDIA G-1/G-20, 7th Floor, Commerce Centre, J Dadajee Road, Tardeo, Mumbai-400034 ... Delhi - .Pan No: Age	SELLER			
3	RASHI GUPTA B-16A, Kalindi Colony, New Delhi-110065 ... Delhi, Passport- B9990998 .Pan No: ASTPG8019Q, Age 37	PURCHASER			

The Executants Have Admitted The Execution

Stamp No. 3 at On Dated 03-Dec-2025 01:46:45 pm

Witness

Sl.NO	Witness Name	Witness Photo	Witness Thumb	Witness Signature
1	SHIV KUMAR SAH S/o/D/o :- Jibachh Sah Address :- AT-Kamtauliya, PO-Kumarkhat Ward PS Ladaniya, Madhubani, Bihar-847232			
2	RAJIV GUPTA S/o/D/o :- Mukat Behari Gupta Address :- B-16, Kalindi Colony, New Delhi-110065			

Stamp No. 4 at 03-Dec-2025 01:47:33 pm

South Hauz Khas





Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1318973367985
Issue Date 02-DEC-2025 13:57
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL03729038218507X
Purchased By RASHI GUPTA
Registration Fees Paid By RASHI GUPTA
Property Description FLAT NO.115, FIRST FLOOR, AASHIRWAD COMPLEX, K-84 (D-1), GREEN PARK, NEW DELHI-110016
Purpose Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 90,376.00
Copying Fees	₹ 100.00
E-change of Name Fee - MCD	₹ 1,000.00
Service Charges	₹ 20.00
CGST @ 9 % *	₹ 2.00
SGST @ 9 % *	₹ 2.00
Total Amount	₹ 91,500.00
(Rupees Ninety-One Thousand Five Hundred Only)	

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019



Rashi Gupta

Payment Details of Delhi Office Purchase

Sr.No	Details of the Property	Total Payment including stamp duty, Registration and Professional fees	Total Purchase Value
1.	Flat No. 204 -A, 204-B and 204-C (Approx. 1000 sq.ft)	Rs.1,84,07,660 (A)	
2.	Interior Expenses M/s.Bright Interiors Soniya Rawat – Consultant (As per Quotation)	Rs.44,73,000 Rs.2,00,000 Total Rs. 46,73,000 (B)	
		(A+B)	Rs.2,30,80,660/ -

Ref: 1394/D/2025 -26 dated 11th December, 2025

To,

Office Bearers of BAI Headquarter & Trustees

NOTICE

Shri Rajendra Singh Kamboh, President & Shri Lal Chand Sharma, Chairman, Board of Trustees directed the undersigned to call for an 'Office

Bearers Meeting' with Trustees on Monday, 15th December 2025 at 3.00 P.M., to discuss the following agenda points, on online mode. Online link will be sent to you shortly.

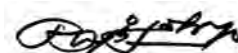
AGENDA

1. To discuss and decide the layout or plan of renovating Delhi Office. **(Draft plan enclosed).** to attend the meeting.

Thanking you,

2. To discuss and approve Corpus Fund Investment in State Government Bonds. **(Corpus Fund Statement enclosed).**

Yours faithfully



3. Any other item with the permission of Chair.
Members are requested to make it convenient

RAJU JOHN,
EXECUTIVE SECRETARY,
BUILDERS' ASSOCIATION OF INDIA

Encl. As above

BUILDERS ASSOCIATION OF INDIA
MINUTES OF THE OFFICE BEARERS OF BAI HQ & BOARD
OF TRUSTEES OF BUILDERS' ASSOCIATION OF INDIA,
FOR THE YEAR 2025-27 HELD ON 15TH DECEMBER 2025
AT 3.00 P.M. ON GOOGLE MEET APP.

Shri Mohinder Rijhwani, Hon. General Secretary, welcomed all the members and requested the President to chair the meeting.

Shri Rajendra Singh Kamboh, President was in the chair and welcomed the participants and informed that the meeting had been convened to discuss and decide upon the following two important matters:

1. To discuss and decide the layout/plan for renovation of the BAI Delhi Office.
2. Investment of Corpus Fund in State Government Guaranteed Bonds in view of lower interest rates being offered by banks.

As a quorum was present, the President took up the agenda items for discussion.

1. To discuss and decide the layout/plan for renovation of the BAI Delhi Office.

President briefed the House about the Sale and Purchase of the BAI Delhi Office premises. He placed on record his appreciation for the dedicated and systematic efforts of Shri Lal Chand Sharma, Chairman, Board of Trustees, in ensuring that all formalities were completed in a transparent and efficient manner.

The President further informed the members that various renovation plans had been received from

members and requested the House to finalise the layout for renovation of the Delhi Office.

The President requested Shri Lal Chand Sharma, Chairman, Board of Trustees, to take the matter forward and finalise the plan.

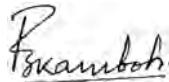
Shri Lal Chand Sharma informed the House that several plans had been received and suggested that members may visit Delhi personally to finalise the renovation plan.

Shri N. Raghunathan, Vice President, enquired about the quotations received for the renovation work and suggested that at least two to three quotations should be obtained for comparison before finalising the contractor.

Shri Ram Avtar, Vice President, BAI, supported the views expressed by Shri Lal Chand Sharma, Chairman, Board of Trustees, and endorsed the proposal to hold a physical meeting in Delhi.

After detailed discussion and deliberation, it was decided to hold a physical meeting on Wednesday, 17th December 2025 at 1.00 p.m. at the BAI Delhi Office to finalise the renovation plan. In the meantime, members were requested to forward their suggestions and plans, if any, to the BAI Delhi office.

Members noted the same.



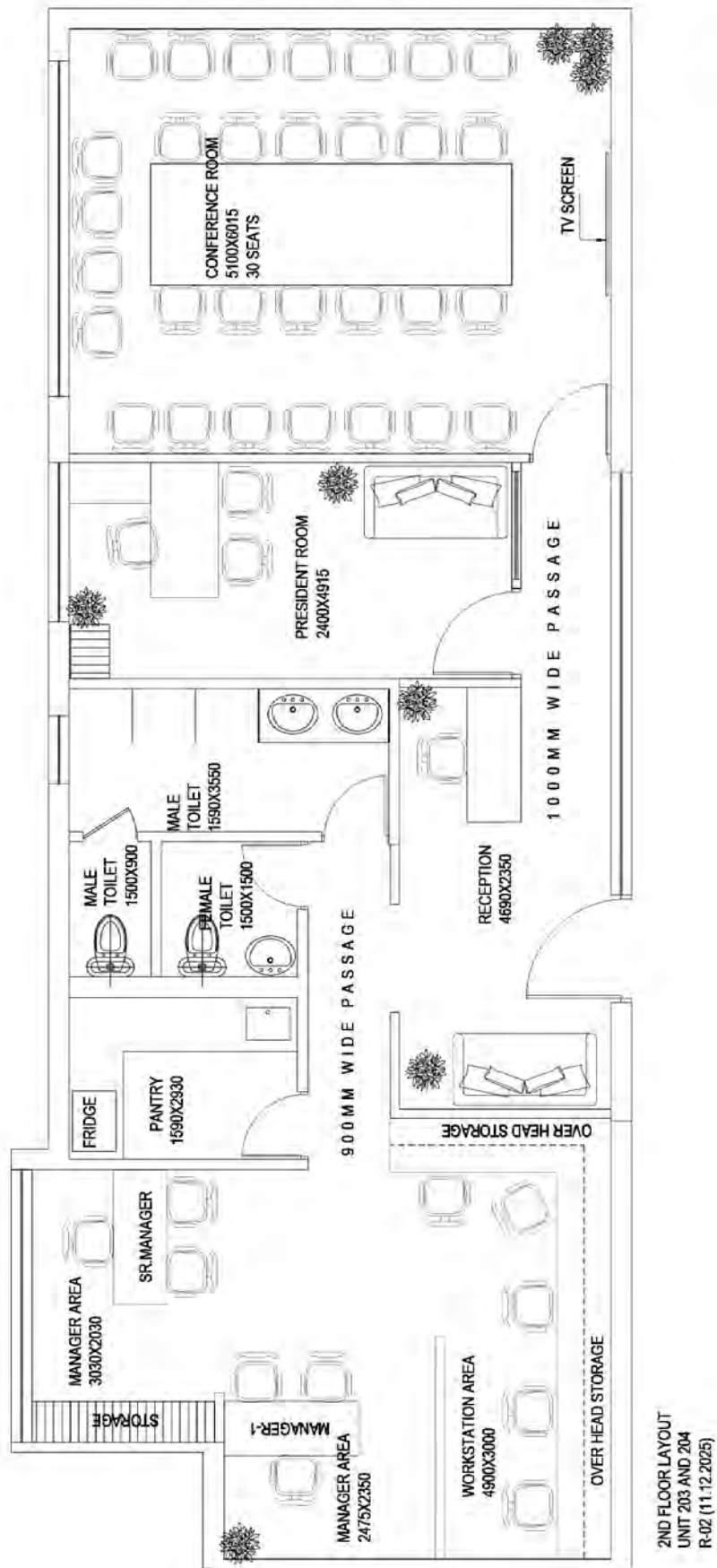
RAJENDRA SINGH KAMBOH
President
Builders' Association of India



LAL CHAND SHARMA
Chairman, Board of trustees
Builders' Association of India

LIST OF PARTICIPANT IS APPENDED BELOW:

- | | |
|---|--|
| 1. Shri Rajendra Singh Kamboh, President, BAI | 8. Shri R. N. Gupta, Trustee, BAI |
| 2. Shri Lal Chand Sharma, Chairman, Board of Trustee, BAI | 9. Shri Pradeep K. Chowdhury, Trustee, BAI |
| 3. Shri K. Viswanathan, Imm. Past President, BAI | 10. Shri K. Subramani, Trustee, BAI |
| 4. Shri N. Raghunathan, Vice President, BAI | 11. Shri Ram Bhatia, Trustee, BAI |
| 5. Shri Ram Avtar, Vice President, BAI | 12. Shri Baburao L. Shakkarwar, Trustee, BAI |
| 6. Shri D.V.N. Reddy, Vice President, BAI | 13. Shri Mohinder Rijhwani, Hon. Gen. Secretary, BAI |
| 7. Shri Narendra Kumar, Vice President, BAI | 14. Shri Anirudhha Nakhwa, Hon. Gen. Treasurer, BAI |
| | 15. Shri Raju John, Executive Secretary, BAI. |



Further to the online meeting held on 15th December 2025) a physical meeting is scheduled at the Delhi office, Green Park, with the Architect to review the plan/layout.

To,

The Office Bearers and Trustees of BAI

Dear Sirs,

Reg.: Delhi Office Renovation matter.

Please refer the Minutes of the Meeting dated 15th December, 2025, on the above

referred matter.

As proposed during the meeting is held today, 17th December 2025 with the Architect

has been arranged at our Delhi Office with the following :-

1. Shri Lal Chand Sharma, Chairman of Board of Trustees
2. Shri Ram Avtar, Vice President
3. Shri Mohinder Rijhwani, Hon. Gen. Secretary
4. Shri Sanjay Tyagiji, GC Sahibabad Centre

5. Shri Sachin Sharma, Chairman, BAI, Western UP Electrical Centre

6. Shri Arun Tomar, Ghaziabad

7. Shri Sanjay Chaudhary, Delhi Office

8. Ms. Lata Vaid, Delhi Office

9. Ms. Sonia Rawat, Architect

Shri Lal Chand Sharma, Chairman of Board of Trustees have been authorised by the meeting to go ahead with the plan and complete the renovation plan.

This is for your information and record.

Rajendra Singh Kamboh
President,
BAI.

Proposal for Interior Consultancy Services

DATE- 22.12.2025

To,

Builder Association of India.

Unit-203-204, Ashirwad Building, Green Park, New Delhi

Sub: Proposal for Interior Consultancy Services for Renovation of Office- unit no. 203-204

Dear Sir,

We are pleased to forward our detailed offer for interior consultancy of your residence renovation work at Green Park New Delhi

1. SCOPE OF WORK

- **INTERIOR DESIGNING AND DRAWINGS**

Preparation of existing floor plan, Meeting with client to get the requirement idea/ feedback over preliminary proposal, Providing the reference images to shortlist

the design, Designing the Interiors as per client's Design Brief, Detailed working drawings as per the approved design for entire floor i.e. Conference room, Toilets, Working area, workstation area, President room, Reception and outer Passage includes layout plans, reflected ceiling plans and sections, Interior wall details with material specifications.

2. PAYMENT SCHEDULE

The payment schedule for remuneration shall be as per the following stages:

1	ADVANCE UPON SIGNING OF AGREEMENT	30% OF TOTAL COST OF CONSULTANCY FEE
2	UPON APPROVAL OF DESIGN CONCEPT AND MATERIAL SPECIFICATIONS	60% OF TOTAL COST OF CONSULTANCY FEE
3	UPON COMPLETION OF CONSULTANCY SERVICES	10% OF TOTAL COST OF CONSULTANCY FEE

Complimentary site visit shall be time to time and when required.

Total fee of Rs. 2,00,000/- in word (Two lacs only) for consultancy as discussed and decided during last meeting with Shri Lal Chand Sharma, Chairman of Board of Trustees, Shri Ram Avatar, Vice President and Shri Mohinder ji on 17th December 2025 at Green Park, New Delhi.

An Initial duration of 15 days to prepare GFC Drawings, Approvals and Mobilization for site work

All payment to be transferred in favor of SONIYA RAWAT –

Account Holder: SONIYA RAWAT

Account Number: 18971140002207

IFSC: HDFC0001897

Branch: NOIDA SECTOR 1

3. OWNER'S ROLE AND RESPONSIBILITY

The following would be your obligations connected with the project:

1. To provide detailed requirements of the project.
2. To provide a site plan to a suitable scale showing extent of site, existing services and utility lines and such lines to which the proposed service can be connected.
3. To honor our bills and pay within 3days of its submission, as per terms of the agreement.

We hope you would find our offer competitive and suitable. Please return us one copies of the letter duly signed as a token of your acceptance.

Thanking you,

Soniya Rawat
+91-9540209911



BRIGHT INTERIOR

TO MR. BUILDERS ASSOCIATION OF INDIA SITE ADD - 203 - AASHIRWAD COMPLEX , D- 1, GREEN PARK, NEW DELHI -110016		BRIGHT INTERIOR Office Address - Plot no-D-15, Noida Sector - 3 , UP. Contact- 9990318131,9958288545 Landline no- 1204326181 Email - brightinterior2016@gmail.com GSTIN/UIN No - 07AMOPA8481H1ZR Date - 20.12.2025	
SUBJECT :- WORK LIST			
S.NO.	DESCRIPTION		
1	WOOD WORK (PARTITION , WALL PANELLING,STORAGE,DOORS, ACOUSTIC PANELLING) AS PER 3D		
2	FURNITURE WORK (MODULAR WORK STATION, TABLE , SOFA ,CHAIR) AS PER 3D		
3	CEILING WORK (GYPSUM , GRID,METAL, WOODEN , ACOUSTIC) AS PER 3D		
4	FLOOR WORK (TILE , WOODEN, EPOXY) AS PER 3D		
5	AC WORK WITH INSTALLATION		
6	ELECTRICAL WORK AS PER DRAWING		
7	DATA TELECOM WORK AS PER REQUIREMENT		
8	CCTV INSTALLATION AS PER REQUIREMENT		
9	SOUND SYSTEM WITH PROJECTOR WORK IN CONFERENCE ROOM AS PER REQUIREMENT		
10	WASHROOM - TILES , SANITARY FIXTURE AND EQUIPMENT ETC.		
11	PANTRY WORK - SINK , TAPS , GYSER , ETC.		
12	PAINT WORK- ROYAL EMULSION		
13	WALLPAPER -AS PER SELECTED		
14	FOLDABLE GLASS PARTITION WITH FRAME IN CONFERENCE ROOM AS PER REQUIREMENT		
15	BLINDS ON WINDOWS AND GLASS -AS PER REQUIREMENT		
16	GLASS FILM -		
	APPROX CARPET AREA OFFICE	1065 SQFT	
	RATE PER SQFT	₹4,200.00	
	GST 18 % EXTRA ON TOTAL AMOUNT		For BRIGHT INTERIOR

MATERIAL BRAND LIST		
	DESCRIPTION	COMPANY NAME
1	AC UNIT	DAIKIN/BLUE STAR
2	WASHROOM FITTING	KOHLER / JAQUAR
3	HARDWARE FITTING	OZONE / HETTICH
4	SOUND SYSTEM	JBL / SONY
5	PAINT	ASIAN / BERGER
6	PLY , VENEER	CENTURY / GREEN /BHUTAN TUFF / MERINO
7	TILE	KAJARIA / SOMANY/ REDON /
8	WOODEN FLOOR	VITO / GOLDFLEAF
9	DATA WIRE	D-LINK / POLYCAB
10	ELECTICAL WIRE , SWITCH ,	POLYCAB / HAVELLS / LEGRAND
11	LIGHTS - CEILING / PROFILE /ETC	PHILIPS / HAVELLS
12	CCTV CAMERAS	CP PLUS
13	GLASS	SAINT GOBAIN / MODI GUARD
14	CEILING	GYPROC / BORAL IND

For BRIGHT INTERIOR



Terms & Conditions for Custom Work:

1. Any Item if increased will be added in the Final Bill and will be charged Extra.
2. This Rate is valid upto 3 Months only.
3. Final Amount to be calculated according to the final measurement of the Site.
4. GST is applicable on as Extra
5. Water and electrical supply providing by the client .

Payment Terms for Custom Work

1. 30% Advance along with confirmation order / work order.
2. 30 % on Running work on the site
3. 35 % on Running work on the site
3. 5% of Completion of work

COMPANY ACCOUNT DETAILS

Bank account detail :

Name of beneficiary : BRIGHT INTERIOR

Name of beneficiary bank : ICICI BANK

Bank address : JYOTI NAGAR SHAHDARA

Account number : 135505500478

IFS code branch : ICIC0001355

MIRC code :

For Bright Interior

Signature

For BRIGHT INTERIOR

		BRIGHT INTERIOR			
TO MR. BUILDERS ASSOCIATION OF INDIA SITE ADD - 203 - AASHIRWAD COMPLEX, D- 1, GREEN PARK, NEW DELHI -110016		Office Address - Plot no-D-15, Noida Sector - 3, UP. Contact- 9990318131,9958288545 Landline no- 1204326181 Email - brightinterior2016@gmail.com GSTIN/UIN No - 07AMOPA8481H1ZR Date - 20.12.2025			
SUBJECT :- interior work rate list		UOM	QTY	RATE	AMOUNT
S.NO.	DESCRIPTION				
1	PARTITION WORK				
	wooden partiton veneer PU polish finish basic rate of veneer 130 to 150 make in greenply/ duro)	SQFT		1650	
	wooden partition laminate finish make in merino / greenlam/ century	SQFT		850	
	glass partition without aluminium profile make in saint gobain / modi guard	SQFT		450	
	glass partition with aluminium profile make in saint gobain /modi guard	SQFT		1550	
	gypsum partition make in gyproc / boral	SQFT		250	
2	WALL PANELLING WORK				
	wall panelling veneer PU polish finish.	SQFT		1150	
	wall panelling laminate finish	SQFT		550	
	wall stone cladding Italian basic rate 350/- to 400/-	SQFT		950	
	wall panelling charcoal loovers	SQFT		850	
3	WOODEN STORAGE				
	wooden storage with veneer PU polish with hardware finish make in green / duro /century/ozone / hettich	SQFT		3250	
	wooden storage with laminate with hardware finish make in merino / century /ozone / hettich	SQFT		2250	
	wooden classical storage with PU paint with hardware finish make in asian / century /ozone / hettich	SQFT		2850	
3	CEILING				
	wooden veneer ceiling with PU polish basic rate of veneer 130 to 150 make in green / duro)	SQFT		1250	

For BRIGHT INTERIOR

(Signature)

	wooden laminate ceiling make in merino / green/ century	SQFT	950	
	gypsum ceiling make in gyproc / boral	SQFT	150	
	metal ceiling make in armstrong	SQFT	350	
	acoustic ceiling	SQFT	950	
4	FLOORING			
	wall and floor tile basic rate of tile 90-100 make in somany / kajaria / redon	SQFT	230	
	wooden engineered flooring basic rate of flooring 450 to 500 and 14mm thickness make in veeto / first studio	SQFT	850	
	wooden laminated flooring basic rate of flooring 150 to 200 and 8 to 10 mm thickmake in veeto / goldleaf	SQFT	275	
5	UPVC WINDOW			
	make in FENESTA WHITE COLOUR	SQFT	1450	
	make in FENESTA OTHER COLOUR	SQFT	1850	
6	STONE WORK			
	italian stone basic rate of stone 350 to 400	SQFT	850	
7	PAINT WORK			
	royal paint asian	SQFT	45	
	limewash paint	SQFT	260	
	micro concret paint	SQFT	320	
8	WASHROOM AND PANTRY FITTING			
	MAKE IN KHOLER / JAQUAR			
	WC	NOS	18500	
	URINAL	NOS	9000	
	WASH BASIN	NOS	7500	
	TAP / MIXTURE	NOS	3500	
	GYSER MAKE IN RECOLD / HEVELLS	NOS	14000	
	SINK	NOS	7000	
	SINK TAP / MIXTURE	NOS	3500	
9	FURNITURE			
	modular workstation	NOS	18500	
	reception table	NOS	65000	
	confrance table	NOS	175000	
	manager table	NOS	25000	

For BRIGHT INTERIOR

Handwritten signature

	staff chair .	NOS	3500	
	director chair	NOS	15000	
	conference chair	NOS	6500	
	manager chair	NOS	7000	
	sofa 5 seater	NOS	80000	
	sofa 3 seater	NOS	48000	
11	CCTV SYSTEM WORK			
	8 camera NVR 8 channel 8 channel supply, 1TB harddisk, 1POE BOX 8 channel, 1 LCD	NOS	125000	
	make in CP PLUS			
12	SOUND WORK CONFERENCE AREA			
	1 Projector, 1 screen, 6 speaker 1 amplifier, 1 mixer, 2 mic wireless	nos	275000	
	make in JBL / SONY			
13	AC WORK WITH INSTALLATION			
	split inverter AC 1.5 ton make in daikin 3 STAR	NOS	48500	
	split inverter AC 2 ton make in daikin 3 STAR	NOS	70000	
	AC COOPER pipe with drain pipe make in malesia	RFT	450	
14	ELECTRICAL WORK			
	Providing and Fixing Electrical Work new wiring of 4.0/2.5/1.5/1 sq mm with points PVC Conduit, Switch Plate, Socket, Complete. (Wire Make - Polycab, Havells, Switch Plate Make - HAVELLS/CREBTREE / L- GRAND)	SQFT	180	
	light panel 2x2 ft 36 watt make in philips / havells	NOS	2500	
	light panel 6 inch 15 watt make in philips / havells	NOS	650	
	track light per meter philips	RMT	3000	
	DATA and telecom wire only KAT -6 make in D-LINK	RMT	90	

Terms & Conditions for Custom Work:

1. Any item if increased will be added in the Final Bill and will be charged Extra.
2. This Rate is valid upto 3 Months only.

For BRIGHT INTERIOR

 20/05/2024

3. Final Amount to be calculated according to the final measurement of the Site.
4. GST is applicable on as Extra

Payment Terms for Custom Work

1. 30% Advance along with confirmation order
2. 20% Advance along with Material on the site.
3. 45% on Running work on the site
3. 5% of Completion of work

For Bright Interior

Signature

For BRIGHT INTERIOR

Proprietor

Payment of 30% Advance – Interior Consultancy Services for Renovation of BAI Delhi Office (Flat No. 203–204)

Dear Ms. Soniya Rawat,

With reference to the quotation submitted by you and the subsequent discussions held during the meeting on 17th December New Delhi, in the presence of Shri Lal Chand Sharma, Chairman – Board of Trustees, Shri Ram Avatar, Vice President, and S Hon. General Secretary, BAI, regarding interior consultancy services for the renovation of the Builders' Association of India – D 203–204.

In this regard, please note an amount of Rs. 60,000/- (Rupees Sixty Thousand only) has been paid to you by NEFT as 30 the total consultancy fees of Rs. 2,00,000/- (Rupees Two Lakh only) for interior consultancy services, as mutually discusse

The said payment has been released in accordance with the terms finalized during the above-mentioned meeting and is towar the interior consultancy services for the said office renovation.

You are requested to kindly acknowledge receipt of the above payment and proceed with the consultancy work as per deliverables, and timelines.

Thanking you and assuring you of our co-operation at all times.

Yours faithfully,

Lal Chand Sharma
Chairman, Board of Trustees
Builders' Association of India

On Tue, Dec 23, 2025 at 4:03 PM Sonia Rawat <sonia.rawat83@gmail.com> wrote:

Dear Sir,

I hope this email finds you well. As per our discussion, we are pleased to submit our proposal for interior design consultancy services for your commercial project.

Scope of Work:

1. Space Planning and Layout Design: We will develop an optimized layout plan to enhance workflow and user experience.
2. Interior Design Concept and Theme Development: A cohesive design concept aligning with your brand identity.
3. Furniture, Fixtures, and Equipment (FF&E) Selection: Customized selection to meet functional and aesthetic requirements.
4. Lighting and Color Scheme Consultation: Strategic lighting and color plans to create the desired ambiance.
5. Material and Finish Specifications: Sourcing and specification of materials for quality and budget alignment.
6. 2D/3D Design Visualizations: Realistic visuals to communicate the design intent.
7. Project Timeline and Budget Estimation: Detailed timeline and cost framework.

Deliverables:

- Initial concept presentation
- Design development drawings
- FF&E schedule and procurement support
- Site visits and coordination support.

We eagerly anticipate the opportunity to collaborate with you.

Thanks & Regards

Soniya Rawat

Payment of 30% Advance – Renovation of BAI Delhi Office (Flat No. 203–204)

Sat, Jan 3, 10:4

To,

Shri Parvez
M/s.BRIGHT INTERIOR
Plot no-D-15, Noida Sector -3
Uttar Pradesh

Dear Sir,

With reference to the quotation submitted by you for the renovation work of the Builders' Association of India – Delhi Office, Fl note that we have paid an amount of Rs. 13,41,900/- (Rupees Thirteen Lakh Forty-One Thousand Nine Hundred only) by RTG 2025, into your ICICI bank account towards 30% advance against the total quoted value i.e.Rs.44,73,000/-

The said payment has been released in accordance with the agreed terms and conditions mentioned in your quotation and is commencement of the renovation work at the above-mentioned premises.

You are requested to acknowledge receipt of the above payment and proceed with the work as per the approved scope timelines.

Thanking you and assuring you of our co-operation at all times.

Yours faithfully,

Lal Chand Sharma
Chairman, Board of Trustees
Builders' Association of India

----- Forwarded message -----

From: Parvez alam <brightinterior2016@gmail.com>

Date: Mon, Dec 22, 2025 at 1:46 PM

Subject: Green park Interior quotation

To: baidelhi16@gmail.com <baidelhi16@gmail.com>

Dear Builders association of India.

We hope this email finds you well. Below mentioned quotation was finalised by Mr Ram avtar ji in an earlier meeting on site.

Thank you for considering us for your interior service . We look forward to the opportunity to work with you.

Thanks and regards

Bright interior

4th Changsha International Construction Equipment Exhibition (CICEE 2025)

CICEE 2025 Sets Global Benchmark in High-End, Intelligent, and Green Construction Equipment

NBM&CW along with BAI and other construction sector organisations facilitate visit of nearly 200+ construction equipment buyers from India

Rajendra Singh Kamboh, President, BAI attends the exhibition with a BAI Delegation

Spanning 300,000 sqm of exhibition space and attracting over 300,000 professional visitors and 1,806+ exhibitors from more than 60 countries and regions, CICEE 2025 emerged as one of the world's largest and most influential construction machinery trade shows, shaping the next era of construction equipment.

On May 18, 2025, the 4th Changsha International Construction Equipment Exhibition (CICEE 2025) concluded successfully at the Changsha International Convention and Exhibition Center after four days (May 15th to 18th, 2025) of vibrant activity. The theme this year was “High-End, Intelligent, and Green — The New Generation of Construction Machinery, Emergency Equipment, Mining Equipment, Agricultural Machinery, and Transport Equipment.”

A notable feature at the event was the presence of a strong global delegation, including a high-level and record-breaking Indian delegation of over 200 construction equipment buyers, industry leaders, and association representatives, underscoring the event's role as a key platform for international collaboration and business development in infrastructure and construction equipment.

Along with Shri Rajendra Singh Kamboh, President, some of the other prominent BAI members who visited CICEE 2025 were Shri Aniruddha Nakhawa, National Hon. Gen. Treasurer; Shri Ashok Chandak, Imm. Past Vice-President; Dr. S. K. Manjrekar, Chairman, BAI's Construction Chemicals Committee and Shri Sanjeev Bansal, Imm. Past State Chairman, Delhi.

Internationalization: A 'Super Magnet' for Global Industrial Integration

As a barometer for the global construction machinery industry, the 4th CICEE showcased an unprecedented level of internationalization, building a robust platform for cross-border cooperation and solidifying its global standing.

In terms of participation, the event acted as a “super magnet” for elite global construction equipment companies. A total of 76 foreign enterprises took part, including 35 of the world's Top 50 construction machinery brands—among them Caterpillar, Hitachi Construction Machinery, and Volvo—all of whom returned this year. Making their CICEE debut were four leading brands—BOMAG, Manitou, Haulotte, and Skyjack—bringing fresh momentum to the exhibition. The attendance of these international giants positioned the event among the most prominent expos globally, underlining its growing global appeal.

The event saw an unprecedented international presence: diplomats from 55 countries, including a representative from the African Union in China, were in attendance. Representatives from four international organizations and 38 global trade associations joined the event, along with 1,100 international trade companies from 21 countries.

CICEE 2025 also featured over 100 forums and matchmaking events, drawing more than 5,000 international buyers from 60+ countries, further reinforcing the exhibition's role as a global hub for construction industry partnerships.

The key discussions during the exhibition centering on China-Africa cooperation, China-Russia technical docking, and the China-Malaysia mutual recognition agreement for construction machinery standards.

Procurement delegations from India, Russia, Southeast Asia, and Latin America joined international match-making forums, leading to over 600 exhibitors reaching business agreements. Six major manufacturers from Changsha alone signed parts procurement deals worth 13 billion RMB. Numerous Chinese and international companies entered into technical cooperation agreements, accelerating the global integration of “Made-in-China Intelligence.”

REPORT ON EXCON 2025

Construction Equipment Industry Exhibition & BAI Conference

India's Construction Equipment (CE) Industry and EXCON 2025

India's Construction Equipment (CE) industry is valued at around USD 9.5 billion and is the 3rd largest in the world. The industry is poised to reach USD 25 billion by 2030. It recorded robust growth of 26% in both FY23 and FY24, with equipment exports worth USD 0.7 billion to more than 135 countries.

EXCON 2025

To promote the CE industry and provide a platform to showcase world-class equipment and technologies for accelerating infrastructure development in India, the Confederation of Indian Industry (CII) has organised EXCON, South Asia's largest exhibition and conference for the Construction Equipment Industry, since 2000.

The 13th edition of EXCON was scheduled from 9 to 13 December 2025 at the Bangalore International Exhibition Centre (BIEC), Bengaluru, India. The exhibition featured:

- 1,250+ exhibitors displaying products and technological innovations across an exhibition area of 3.2 million sq. ft.
- Participation of 300+ companies from 15 countries.
- Approximately 100,000 business visitors.
- Country pavilions from China, France, Germany, Italy, South Korea and the UK.
- International participation from Austria, Belgium, China, Finland, France, Germany, Italy, Japan, Lithuania, the Netherlands, Poland, Russia, South Korea, Spain, Sri Lanka, the United Kingdom and the United States of America.

Technology, Sustainability and National Development

EXCON 2025 focused on advancements in construction and infrastructure technology, aligned with the Government of India's vision of Atmanirbhar Bharat and Make in India. The exhibition showcased world-class equipment and

technology, supported India's positioning as a global manufacturing hub for construction equipment and components, and provided opportunities for skilling and employment in the sector.

Building the Future Responsibly

EXCON highlighted construction technology as not merely a productivity enabler but as a catalyst for sustainable and inclusive national growth. Its core focus aligned with national priorities including:

- Sustainable and smart infrastructure
- Urban renewal and rural development
- A cleaner and safer construction ecosystem
- Skill development and employment generation
- Make in India manufacturing leadership

The exhibition highlighted practical solutions such as low-emission equipment, circular economy practices, and operator-skill development through simulation and training, supporting greener, safer and more efficient development.

A Convergence of Minds and Markets

Industry conferences organised by CII, ICEMA and BAI brought together policymakers, CEOs and global experts to discuss the future of infrastructure machinery, policy alignment, financing models and new technology integration. EXCON thus served as a strategic platform combining commerce, knowledge exchange and international partnership.

BAI Conference at EXCON 2025

Builders Association of India (BAI) organised a conference on "**Emerging Technologies in Construction & Infrastructure Sector**" on Thursday, 11 December 2025, at the Conference Centre of the Bangalore International Exhibition Centre (BIEC), Bengaluru, alongside EXCON 2025.

The conference provided an important platform for construction professionals, industry leaders, engineers, technology experts and stakeholders to deliberate upon the emerging trends and technological developments shaping the

construction and infrastructure sector. **The conference was attended by around 250 delegates**, reflecting the strong interest of the industry in technological advancement, innovation and policy developments.

The conference commenced with a welcome address by **Shri D.V.N. Reddy, Vice President, BAI**, followed by the inauguration of the conference. The gathering was subsequently addressed by **Shri Rajendra Singh Kamboh, President, BAI**, and **Shri N. Subramanya, State Chairman, Karnataka**, who highlighted the importance of technology and innovation in strengthening the construction and infrastructure sector.

The central feature of the conference was a detailed panel discussion on **“Emerging Technologies in Construction & Infrastructure Sector”**. The discussion provided an opportunity for delegates to understand the changing technological landscape, emerging solutions and their potential applications in construction and infrastructure development. The interactive Question & Answer session enabled participants to engage with the experts and seek insights on issues of relevance to the industry.

A separate session was conducted on the **“Impact of New Labour Code on Construction Industry”**, addressed by **Shri Prashant Ambulgekar, Vice President – HR, M/s B. G. Shirke Construction Technology Pvt. Ltd. & Group Head – HR, M/s Shirke Group**. The session addressed an important area affecting the construction industry and provided delegates with an opportunity to understand the implications of the new labour code from an industry perspective.

The conference concluded with a vote of thanks by **Shri K. J. Ravindra, Chairman, BAI, Karnataka (Bangalore) Centre**. The delegates thereafter participated in fellowship and visited the EXCON 2025 exhibition, providing them with an opportunity to view the latest construction equipment, technologies and innovations showcased by

participating companies.

The conference brought together professionals with diverse expertise and experience from the construction, engineering and technology sectors. The panel included:

- **Shri K. Madhusudan, MBA** – Inventor, NEBR Innovative and Hybrid Used Water Treatment Technology; Specialisation in Embryology Infertility Treatment.
- **Shri Ranjith Reddy** – Structural Engineer by education, with specialisation in Earthquake Engineering from IIT Kanpur.
- **Shri MG Somashekar** – Civil Engineer with nearly four decades of experience in the field of civil construction; graduated from the National Institute of Engineering, Mysore, with FIE and FIV.

The conference was **moderated by Shri K. Sriram, Convenor of the BAI Conference**.

The BAI Conference at EXCON 2025 served as a valuable forum for **knowledge sharing, professional interaction and discussion on emerging technologies and regulatory developments** in the construction and infrastructure sector. The participation of approximately **250 delegates** demonstrated the industry’s keen interest in adopting new technologies and understanding developments that will influence the future of construction.

By bringing together industry professionals, experts and stakeholders, the conference contributed to BAI’s continuing efforts to facilitate **technology awareness, knowledge exchange and the advancement of the construction and infrastructure sector**. The conference, held alongside EXCON 2025, further enabled delegates to connect the discussions with the latest equipment, technologies and innovations being showcased at one of the major construction equipment exhibitions in the region.

CSDCI Matter

Report of Construction Skill Development Council of India (CSDCI)

During FY 2025–26, the **Construction Skill Development Council of India (CSDCI)** continued to strengthen its role in skill development, assessment, certification, industry engagement and construction-sector workforce development. The year witnessed significant activity across Training, Assessment & Certification (TAC), Standards Planning Research & Development (SP R&D), Industry-Academia-Government Stakeholder Engagement (IAGSE), and Corporate Administration Support (CAS).

The **Training, Assessment & Certification (TAC) Team** enrolled **94,839 candidates**, assessed **64,371 candidates** and certified **53,151 candidates** across major schemes. Including PM Vishwakarma Day-6 figures, the overall assessment numbers reached **95,041 enrolments**, **64,371 assessments** and **53,169 certifications**. CSDCI also added **75 new training providers**, accredited **314 training centres**, approved **148 centres under SMART-SIDH**, and conducted monitoring of **2,189 batches**. Training and capacity-building activities resulted in **61 Training of Assessors batches**, 105 Master Assessors and 602 Assessors, along with **83 Training of Trainers batches**, 64 Master Trainers and 710 Trainers.

The **National Apprenticeship Promotion Scheme (NAPS)** recorded notable progress, with a target of 4,505 apprenticeships against **7,505 contracts created**, along with **130 assessments** and **10 awareness and industry-engagement workshops**.

The **IAGSE Team** expanded CSDCI's industry and institutional outreach through **5 industry tie-ups**, **2 academia tie-ups**, **2 government-body tie-ups**, international engagement, **5,105 jobs aggregated**, 712 apprenticeship industry engagements and 7,505 NAPS contracts. Several significant business-development initiatives were undertaken with organisations including Kalpataru Projects International, Raymond Realty, J Kumar, Antelec, CEM India, Military Engineering Services, Damac Properties, Rohan Builders and Puranik Builders.

CSDCI also undertook major national and international skill-development initiatives. Under the **WorldSkills Asia** programme, India won a **Silver Medal in Painting and Decoration**, with CSDCI participating in Bricklaying, Painting, Wall and Floor Tiling, Plastering and Dry Wall System. CSDCI also supported India

Skills Competition activities across multiple construction trades.

The **SP R&D Team** focused on strengthening occupational standards and learning resources. During the year, **23 Qualification Packs were revised/rationalised**, 15 Participant Handbooks and 17 Facilitator Guides were created, and content for **16 apprenticeship programmes** was developed. The team also progressed initiatives such as the Workforce Resource Hub for capturing future industry workforce demand.

Financially, CSDCI recorded **total revenue of Rs. 1,271.91 lakh** and **total expenses of Rs. 1,765.11 lakh**, resulting in a provisional deficit of **Rs. 493.20 lakh** for FY 2025–26. Training and other income increased by 29%, supported particularly by higher training income and interest income.

The **Corporate Administration Support Team** maintained statutory and regulatory compliance, completed internal audits and statutory filings, renewed exemptions under Sections 12A and 80G, completed HR and POSH compliances, and undertook administrative and IT initiatives. During the year, debtor collections amounted to **Rs. 12.08 crore**, while creditor payments amounted to **Rs. 10.96 crore**.

Overall, CSDCI's performance during FY 2025–26 reflects continued efforts towards **building a skilled construction workforce, strengthening industry partnerships, expanding assessment and certification infrastructure, promoting apprenticeships, supporting international skill mobility and developing future-ready occupational standards**. While the Annual Business Plan achieved an overall performance rating of 41%, significant achievements were recorded in areas such as revision of job roles, digital content creation, apprenticeship contracts and industry engagement.

Looking ahead to FY 2026–27, CSDCI has outlined an ambitious delivery pipeline covering **2,13,320 candidates/projects across major programmes**, including L&T Skills, PMAY-G, Chhattisgarh BOCWWB, Dattopant Thengadi National Board, Kalpataru Projects, PM Vishwakarma, international projects, school assessments and apprenticeship programmes.

Skill Development in Construction Industry

This sector is the need of the hour especially for our construction industry where most of the skilled migrant workers have returned to their native villages across India. The current generation lacks the necessary skills and there is a humongous gap between the skills existing in a person and the skills demanded by the industry.

In spite of the drawbacks, construction industry is growing rapidly in India. In this industry skills and knowledge are very important. With skills and knowledge the industry becomes more productive and innovative. Skill will allow workers to learn and to do their job in a better way.

The construction industry sells a service that is determined by its clients. So the builders should be more responsive and should have control over demands, technology, material, work place, finance and labour safety.

At present skill formation in construction trade is inadequate. The government is providing vocational training to the construction workers in our country. There

are several skills like carpentry, plumbing, masonry, plastering etc., in which labourers are to be trained. These courses are of one or two year duration. Workers who have high school level qualification can enroll for these courses. The national network of building centres also trains construction workers.

It is estimated that several lakhs of workers are engaged in construction sectors of which about 75% are unskilled. Several of them are seasonal construction workers. Only a few are regular workers.

Our government is taking initiative in providing skill development. There are several programmes.

BAI's 'Knowledge Disseminating Series video's on BAI's official YouTube Channel

Under the specific desire, instructions and guidance of BAI Past President Shri Mu. Moahan, that during the ongoing pandemic and lockdown, BAI should conduct 'online' events to keep BAI members and constituents of the Indian building and construction industry informed about latest developments, the office-bearers and the various functional committees of BAI organised 'online' events.

We have pleasure in informing you that such various events have been organised and the videos of all of these events have been uploaded on YouTube channel of BAI

i.e. 'Builders Association of India' ([https:// youtube.com/ user/baihqmumbai](https://youtube.com/user/baihqmumbai)).

Request you all to visit the YouTube channel of BAI, like & share the videos, subscribe to the channel and press the 'bell' icon to ensure you receive notifications of further uploads on the channel.

Details of the event's and the links to the specific event YouTube videos on the official BAI YouTube Channel (<https://youtube.com/user/baihqmumbai>)

New Charitable Trust Registration and Rules

Charitable trust - amendments in the provisions as per Finance Budget 2023

The Finance budget 2023 has made few amendments

Treatment of donation to other trusts:

Donations made to other trusts out of income will qualify of 85% for application. The balance 15% will be disallowed and treated as income and will be liable for tax.

In case of BAI there have been instances in the past that certain centers have made donation to local trust in their city. Such donations will now be covered under this amendment.

EXIT TAX on voluntary winding up or merging of trust with any other non-charitable organization

In case where a trust wants to voluntary windup OR merge its activities with any other non-charitable organization then it will have to pay exit tax at the maximum marginal rate on the fair market value of the total assets minus total liabilities.

Time limit for furnishing of accumulation of income

Where a trust accumulates or set apart its income such trust is required to submit a statement in Form 10 on or before the due date of the filing of the return. The due date for filing of the return was 31st October.

Now this form is to be filed two months before the due

date of filing of the return. So now the form will have to be filed on or before 31st August 2026.

Thus in case of BAI the consolidated accounts should be ready by that date i.e 31st August 2026.

Registration under section 12A and 80G valid for 5 years.

Registration granted to a trust (under section 12A and 80G) will be valid for five years. Every trust will have to apply for re-registration at least six months before the end of five years of registration.

Further if a trust fails to apply for re-registration within the time provided under the income tax act then its registration will get cancelled and will be liable for tax.

Depositing back of Corpus and repayment of loans or borrowings

Depositing back any amount into the Corpus or repayment of loans or borrowing will not be treated as application of income in certain instances.

As in case of BAI there are no withdrawals from Corpus nor there are any loans and borrowings so presently this amendment is not applicable.

BUILDERS ASSOCIATION OF INDIA

Precaution while dealing with donation & Maintenance of Accounts & Records by BAI Centers

In view of the amendments made by the government in last three finance budgets pertaining to charitable trust we suggest the following important points for BAI Centers

1. Each center should prepare a **detailed set of accounts** at the end of the financial year comprising of the -
 - a. Balance sheet showing previous years figures,
 - b. Income & Expenditure Account showing previous years figures,
 - c. Receipt & Payment account,
 - d. schedules of fixed assets with addition / deletion details
 - e. Schedule of investments with details of type of investments.
 - f. Schedule of Corpus & other Funds – showing opening balance, addition, transfers and closing balance.
 - g. List of debtors and creditors
 - h. List of donations accepted, list of donations given, along with PAN Adhar mobile number email addresses

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- i. List of out-standing expenses
 - j. Details of loans & borrowings
 - k. Detailed account-wise break of current assets and current liabilities
 - l. Copies of TDS returns, challans along with working and other details
 - m. Copies of GST returns, challans along with working and other details
 - n. The set of accounts should be in a predetermined standard format so that it will help in consolidation of accounts at the year end.

The above statements should be audited by a chartered accountant followed by an audit report.

- 2. To prepare the above set of accounts the records should be maintained properly in a software, preferably in Tally.
- 3. To comply with TDS requirements of the Center by properly deducting TDS on expenses and filing quarterly TDS returns. These details should be forwarded to BAI HQ on a quarterly basis after filing of the TDS returns so that the same can be used for consolidation of accounts.
- 4. Center should avoid accepting donations as details records and compliance is required to be carried out for issuing 80G certificates and filing of returns for donation after the year end. Donations received at any center should be recorded at HQ.
- 5. Center should avoid expenditure (like donation to other charitable trust, advertisements, investments etc.) other than day to day admin expenses incurred for running the center.
- 6. Center should avoid giving donations as detailed disclosures are required to be provided to the income tax department. Further donation if any to be given should be routed thru the HQ.
- 7. Center should comply with GST law in respect of income other than subscription receipts. Further it should submit the GST returns and provide copies of the same along with detailed working to the BAI HQ. All records pertaining to GST should be properly kept and stored as required under the GST law.
- 8. Center should avoid cash expenditure.
- 9. Whenever any seminar, exhibition, or similar activities/events are carried out at the center then a separate income & expenditure account should be submitted to the HQ within 30 days of the close the event so that HQ will keep a record of the surplus/deficit incurred by the center.
- 10. Purchase and sale of assets should be informed to HQ on a regular basis.
- 11. Surplus funds with the center should be invested preferably in bank fixed deposits.
- 12. Proper records should be maintained in respect of loans taken. PAN, Aadhar, information should be obtained from the person providing the loan. Loans should not be accepted from NON Members.

CHANGE OF GUARD AT BAI 2025-26

BAI's Organisational Elections for 2025-26 culminated on Friday, 28th March, 2025, with Shri K. Viswanathan, President, BAI announcing the results in the BAI Secretariat in Mumbai.

The election process for electing Twelve (12) Trustees of Builders' Association of India for two (2) years term i.e. 2025-2027 also culminated on Friday, 28th March, 2025, with Shri K. Viswanathan, President, BAI announcing the results.

Earlier, Shri Raju John, Executive Secretary and Returning Officer, 'BAI Organisational Elections 2025-26' and 'BAI Trustees Elections 2025-27', handed over the results of both the elections to Shri Bhagwan Deokar, the senior most Scrutiniser, who in turn handed it Shri K. Viswanathan, President, BAI for declaring the results. The other scrutinisers were, and Shri S. N. Reddy, Imm. Past President, BAI and Shri N. S. Muralidhara, Past Vice-President, BAI.

Shri Rajendra Singh Kamboh was unanimously elected as the President of BAI for 2025-26.

Except for the posts of three (3) Trustees of BAI representing Western Region, elections to all other posts in both the elections were unanimous. Shri Baburao Shakkarwar, Shri Rajkumaran Nair and Shri Ram Bhatia were elected as the Trustees of BAI representing Western Region.

'Change of Guard' ceremony was held in the BAI Secretariat in Mumbai on Saturday 29th March, 2025. Shri R. Radhakrishnan, Past President & Past Trustee, BAI and Shri Lal Chand Sharma, Chairman, Board of Trustees & Past President, BAI did the honours of 'Installing Officer'.

Shri K. Vishwanathan, President, BAI (2024-25) adorned Shri Rajendra Singh Kamboh with the 'BAI President Medallion'. Shri K. Vishwanathan, Shri R. Radhakrishnan and Shri Lal Chand Sharma, presented the 'BAI Key' to Shri Rajendra Singh Kamboh symbolising handing over of charge.

Shri R. Radhakrishnan and Shri Lal Chand Sharma, also installed and felicitated the newly elected 'Team BAI 2025-26' and 'Trustees BAI 2025-27'.

Before handing over charge, Shri K. Viswanathan, briefed the members about the various activities and initiatives done by him during his tenure. As per BAI's tradition, Shri K. Viswanathan was felicitated by him with being adorned with the 'Imm. Past President Medallion' by Shri R. Radhakrishnan.

Shri Rajendra Singh Kamboh also gave an acceptance speech after being installed.

BAI WEBSITE 'www.baionline.in'

BAI launched its new digital website 'www.baionline.in' at the Managing Committee Meeting at Ahmedabad on 6th June 2022. With the launch of www.baionline.in, BAI too aims at giving its members top-of-the-line service.

As of now www.baionline.in offers the following services:

All circulars meant for BAI Centres and senior functionaries will be hosted.

Important Judgements, Circulars and Notifications by Government(s) and /or Departments will be hosted.

Tender information.

Latest Price Index Numbers.

Construction industry related exhibition/trade fair information.

Information on all publication of BAI and its Centres.

Details of office-bearers of BAI.

Links to important websites i.e. like minded national & international organisations, Government

organisations concerning having dealings with construction industry, service providers, construction companies, etc.

BAI members / visitors can download :

BAI Constitution (BAI Rules & Regulations)

Membership Application Form

Membership Data Updation Form

BAI members can get their membership number through www.baionline.in.

Services to be introduced over a period, include :

Website based email service to BAI members.

'News & Discussion Board' - news concerning the construction industry will be hosted and members/visitors can air their opinion on the same.

'Meeting Room' - akin to the concept of 'chatting',

senior functionaries can hold meetings via video conferencing.

Archives of 'Indian Construction' and other publications by BAI Centres.

Total detailed membership database of BAI.

'Wheeling & Dealing' - is a platform for BAI members and others for offering machinery to be given on hire or request machinery on hire / offer specialised service or request for specialised service, etc.

FINANCE OF THE ASSOCIATION:

The Headquarter, due to its better financial discipline, was generating surplus for the last 23 years and the current year also we have a surplus of Rs.

This is a major achievement, though there was a marked decline in interest income. It is also a fact that, the Trustees are prompt and alert in keeping the Fixed Deposits with Banks which offers the highest return.

FUNCTIONS OF BAI HEADQUARTER OFFICE:

BAI Headquarter and BAI Delhi Office with a staff of 12 members functioning exceptionally well under the control of Executive Secretary, Mr. Raju John.

MEETINGS :

During the financial year 2025-26 under report, 4 (Four) Managing Committee and 4 (Four) General Council Meetings were held at :

On 1st May 2025 at Andaman

On 23rd August 2025 at Raipur

On 21st November 2025 at Kochi (Kerala)

On 28th February 2026 at Hyderabad

BAI MEMBERSHIP / AFFILIATIONS

Affiliated to International Federation of Asian & Western Pacific Contractors' Associations (IFAWPCA), Philippines.

Founder Member of Construction Industry Development Council (CIDC), New Delhi.

Member of IMC Chamber of Commerce & Industry, Mumbai.

Member of Indian Council of Arbitration, New Delhi.

Member of Employers' Federation of India, Mumbai.

Member of Indian Roads Congress.

Member of Federation of Indian Chambers of Commerce & Industry, New Delhi.

Member and Promoter of Construction Skill Development Council of India (CSDCI), New Delhi.

BAI's REPRESENTATIVES ON VARIOUS COMMITTEES.

Shri Rajendra Singh Kamboh, President, BAI as Member, Board of Governors of National Institute of Construction Management & Research (NICMAR).

Shri Rajendra Singh Kamboh, President, BAI as Member, Board of Governors of Construction Industry Development Council (CIDC).

Shri Rajendra Singh Kamboh, President, BAI as Member, Board of Governors of National Academy of Construction (NAC).

Shri B. Seenaiiah, Member, Review Committee for Contract Management System formed by Ministry of Statistics & Programme Implementation (MOSPI).

Shri Rajendra Singh Kamboh, President, BAI, as Member, National Council of Construction Federation of India (CFI).

Shri Rajendra Singh Kamboh, President, BAI in the focus group formed for WTO.

Shri Sushanta Kumar Basu represent BAI on the Working Group of Construction constituted by Planning Commission for the 12th Five Year Plan (2012-17).

Shri Niimesh Paatel, Past President, BAI, and Shri H N VijayaRaghava Reddy, Past President, BAI as Director, Construction Skill Development Council of India (CSDCI).

Shri S. Narsimha Reddy as Board Member on the Executive Board of IFAWPCA.

Shri Mahesh M. Mudda on the Expert Committee and Shri Neerav Parmar on the State Level Advisory Committee of Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act 1996 for Government of Maharashtra.

Dr. Anand J. Gupta on Central Advisory Committee constituted by the Ministry of Labour, Government of India, under the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act 1996.

Shri H.S. Pasricha, Member, Central Advisory Contract Labour Board, Ministry of Labour, Government of India.

Shri R.N. Gupta. Member, Central Public Works Department (CPWD) Technical Committee.

Shri R.N. Gupta & Shri Rajiv Goel, Member, Ministry of Housing & Urban Affairs (MoHUA), Ministry of Human Resource Development (MHRD).

OFFICES OF BAI CENTRES

There has been a growing trend amongst BAI Centres to go in for their own office premises, with facilities for conducting meetings, training, etc. The premises owned by these Centres are registered under the name of "Trustees Builders' Association of India".

As on date, the Centres who have their own office premises are Andhra Pradesh (Hyderabad), Delhi, Eastern (Kolkata), Karnataka (Bangalore), Nanded, Nashik, Pune, Rajasthan (Jaipur), Sangli and Southern (Chennai).

INDIAN CONSTRUCTION' JOURNAL

Shri C. G. Deochake was the Chairman, Indian Construction Journal Committee for 2025-26. The printing of the magazine has been continued with a marked change and your journal is becoming more and more popular.

The journal has admittedly established a numero-uno position in construction related trade magazines as is evident from non-member subscribers, which includes, Engineering Institutes, Government Departments and Undertakings including many Works Authorities.

The Association is also sending around 1000 complimentary copies to like-minded organisations in the country and abroad, Government Authorities Engineering Colleges, Department Heads, Works Authorities etc. The rising paper, printing and postal costs coupled with low advertisement revenue forces BAI General Fund to cross subsidise the publication as it is not self sufficient.

BAI MEMBERSHIP SUBSCRIPTION 2025-26

The subscription for various categories of membership with the Association were as follows:-

Annual Membership:		'INDIAN CONSTRUCTION'	
Annual Subscription	Rs. 3,194		Rs. 200
Entrance Fee	Rs. 100	GST	Rs.4,500
'INDIAN CONSTRUCTION'	Rs. 200	Total	Rs.29,700
GST	Rs. 593	Affiliated Association Membership	
Total	Rs. 4,087	Annual Subscription	Rs. 5,856
Patron Membership		Entrance Fee	Rs. 500
One time Subscription - Membership	Rs.25,000	'INDIAN CONSTRUCTION'	Rs. 200
		GST	Rs. 1,144

Total	Rs.7,700	Corporate Membership	
Affiliated Association - Patron Membership		Membership (One time Subscription)	Rs.3,00,000
Membership (One time Subscription)	Rs.30,000	Annual Subscription	Rs. 10,000
'INDIAN CONSTRUCTION'		Service Tax	Rs. 55,800
Service Tax	Rs. 5,400	Total	Rs.3,65,800
Total	Rs.35,400		

NEW CENTRES

For the year 2025-26, BAI opened 29 new Centres – Bhilai in Chhattisgarh State, Ajmer, heritage, kota, Sikar and udaipur in rajasthan State, Shyamali in Uttar Pradesh State, Delhi jal Board, Dwarka, Vasundhara Enclave in Delhi State, AmbalaKurukshetra, Sonitpur in Haryana State, Baramulla in Jammu & Kashmir State, Mandi, una in Himachal Pradesh, Haridwar, Nainital, Rishikesh, Roorkee in Uttarakhand State, Amritsar, Bhatinda, Firozpur, Gurudaspur, Ludhiana and Pathankot in Punjab State, Muzzaffarpur in Bihar State, Bhubaneswar in Odisha State, Nanjangud in Karnataka State, Nazareth and Virudhnagar in Tamil Nadu State. 2025-26 was an eventful year for BAI as far as growth of the BAI movement is concerned.

About the theme

RESILIENT TODAY - SUSTAINABLE TOMORROW

As a National Body, Builders Association of India (BAI) attempts to bring innovation, enterprise, technology and efficient management together, at the core recommends and helps all the Governments in the policy implementation and formulation.

"Resilient Today - Sustainable Tomorrow" is a theme that refers to the need to build resilience and take action to reduce greenhouse gas emissions and limit global warming and it is a phrase that conveys a powerful message:

Resilient Today:

- 1) Ability to withstand challenges and adversity
- 2) Capacity to adapt to change and uncertainty
- 3) Strength to recover from setbacks and difficulties
- 4) Agility to respond to crises and disruptions
- 5) Robustness to handle pressures and stresses

Sustainable Tomorrow:

- 1) Ensuring a livable future for generations to come
- 2) Protecting the environment and natural resources
- 3) Promoting eco-friendly practices and technologies
- 4) Fostering social equity, justice, and inclusivity
- 5) Encouraging economic viability and stability

MEMBERSHIP STRENGTH

As on 31st March 2026, the membership was 25,409 which included 22,248 Patron Members 3,161 Annual Members.

BUILDERS' DAY 2025

"Builders' Day" is celebrated by Builders' Association of India (BAI) every year during the last quarter to commemorate its founding in 1941. The Managing Committee of BAI decides on a theme for the year, on which all Centres of BAI celebrate "Builders' Day" of that year. For 2024 the Managing Committee of BAI in its Meeting held on 21st September 2024, at Durgapur, has decided 'Resilient Today - Sustainable Tomorrow' as the theme.

Together, the phrase emphasizes the importance of:

- 1) Building strength and capacity to navigate present-day challenges
- 2) Making conscious choices to ensure a healthy, thriving future
- 3) Connecting short-term resilience with long-term sustainability
- 4) Balancing current needs with future responsibilities
- 5) Creating a better tomorrow by acting today

This phrase can be applied to various contexts, including:

- 1) Environmental conservation
- 2) Disaster risk reduction
- 3) Business continuity planning
- 4) Community development
- 5) Personal growth and well-being

Key takeaways:

- 1) Be prepared for today's challenges.
- 2) Plan for a sustainable future.
- 3) Connect resilience with sustainability.
- 4) Act now for a better tomorrow.
- 5) Build strength for the long haul.

So, friends let us all come together take oath to work towards the theme for this Builders Day Celebration "Resilient Today - Sustainable Tomorrow".

BAI Awards 2024-25

Sr. No.	Name of Award	Recommended for 2024-25
1.	Overall Best BAI Centre (Below 200 Members)	1. Delhi Centre 2. Angamaly Centre 3. Durgapur Centre 4. Tuticorin Centre
2.	Overall Best BAI Centre (Above 200 Members)	1. Southern (Chennai) Centre 2. Mysore Centre 3. Coimbatore Centre 4. Mumbai Centre
3.	Image Building Activities by a Centre	1. Delhi Centre 2. Ghaziabad Centre 3. Cochin Centre 4. Southern (Chennai) Centre 5. Thrissur Centre
4.	Organising Best Training Programme or Seminar	1. Coimbatore Centre 2. Kanyakumari Centre 3. Pune Centre 4. Tirunelveli Centre
5.	Maximum Membership Growth	1. Tiruchirappalli Centre 2. Ichalkaranji Centre
6.	Best Efforts by any Centre for Quality Construction	1. Karnataka (Bangalore) Centre 2. Madurai Centre 3. Calicut Centre 4. Dhule Centre 5. Gandhinagar Centre
7.	Best Builders' Day Celebrations.	1. Dindigul Centre 2. Eastern (Kolkata) Centre 3. Hyderabad Centre 4. Kanchipuram Centre 5. Poonamallee Centre 6. Pudukkottai Centre 7. Tirunelveli Centre 8. Kanyakumari Centre
8.	Best publication by a BAI Centre	1. Southern (Chennai) Centre 2. Mumbai Centre
9.	S.R. Kar Roy Memorial Award for Maximum Membership Retention	1. Greater Noida Centre 2. Namakkal Centre 3. Pathanamthitta Centre 4. Theni Centre
10.	Appreciation Award for Vice President	1. Shri Ashok Kumar Chandak 2. Shri Anand J. Gupta 3. Shri D. Pankaj Reddy 4. Shri R. Sivakumar 5. Shri Rajiv Goel
11.	Appreciation Award for State Chairman	1. Shri A. Nagamalleswara Rao, Andhra Pradesh 2. Shri P.N. Suresh, Kerala 3. Shri B. Palanivel, Tamilnadu, Pondicherry & Andaman 4. Shri Sanjiv Shah, Gujarat State 5. Shri Anil Bhagatsing Sonawane, Maharashtra

Sr. No.	Name of Award	Recommended for 2024-25
12.	Best performing Chairmen of BAI's functional Committees	1. Shri K. Subramani, Green Building & Eco friendly Material & Method Committee 2. Shri G. Ved Anand, ISRO Committee 3. Dr. Dharmesh C. Awasthi, Legal & Arbitration Committee 4. Shri B. Raghava Rao, Membership Development Committee (South-I) 5. CA. M. Raveendran, Taxation Committee (Indirect Taxes)
13.	Appreciation Award for holding MCGC meeting	1. Durgapur Centre 2. Southern (Chennai) Centre 3. Coimbatore Centre 4. Tirupati Centre



President
Dr. Dharmesh Awasthi
(1.4.2026 to 11.4.2026)

Shri Ravindra Tyagi

Imm. Past President
Shri Rajendra Singh Kamboh

Vice-Presidents

Shri Kaushal Kumar Singh
Shri V. Satya Murthy

Shri Sanjay Kumar Tyagi
Shri R. Prakash

Shri Mahesh M. Mudda

Hon. General Secretary
Shri Aniruddha V. Nakhawa

Hon. General Treasurer
Shri Jaiprakash Bhatia

State Chairmen

Andhra Pradesh
Shri P. Seshagiri Rao

Delhi
Shri Amit Pasricha

Haryana
Shri Prem Khamesra

Jharkhand
Shri Ravi Raj Agrawal

Kerala
Shri K. Satheesh Kumar

Punjab
Ms. Khoobi Mehta

Telangana
Shri V. Ravinder Reddy

Uttarakhand
Shri Vaibhav Tyagi

Chhattisgarh
Shri Rupesh Kumar Singhal

Gujarat
Shri Keval R. Parikh

Himachal Pradesh
Shri Nipun Khurana

Karnataka
Shri S. Shiva Prakash

Maharashtra
Shri Prakash H. Menda

Tamil Nadu
Shri N. Ramalingam

Uttar Pradesh
Shri Sanjay Tyagi

West Bengal
Shri Ram Chandra Singh Chouhan

State Coordinator

Assam
Shri Govind Khaitan

Bihar
Shri Manish Kumar

Madhya Pradesh
Shri Om Prakash Vijayvargiya

Members Of The Managing Committee, Representing Centres

Shri N. Mohamed Abdul Khader
Shri G.M Ravindra

Shri Nagesh Bhimanna Sajjan Shetty
Shri D. Shanmugavel

Shri M. Ramesh
Shri P. Subramani

Shri Dhanwant Lal Gupta
Shri A.N. Balaji
Shri T.V. Chandrasekaran
Shri John Paul K.
Shri Sanjib Goyal
Shri Rajendra Athawale
Shri Prince Joseph

Shri E. Manohar
Shri N.G. Lokanathan
Shri Abhay Choksi
Shri P. Hari Kumar
Capt. George Thomas
Shri P.N. Suresh
Shri Pratap Salunke
Shri Alok Shivare

Shri R.R. Shridhar
Shri R. Nimrode
Shri M. Thirusangu
Shri Mohinder Rijhwani
Shri K. Chandrasekhar Rao
Shri V. Santhosh Babu
Shri Sanjay Sanghvi

Members Of The Managing Committee - Representing Patron Members

Shri Ravindra Pradhan
Shri Vallabhaneni V. Rao
Shri D. Pankaj Reddy
Shri K.A. Johnson
Shri S. Ayyanathan
Shri S. Ramaprabhu
Shri K. Chinnaswamy
Dr. Tarro T. Manghnani

Shri Ved Khurana
Shri D.V.N. Reddy
Shri N.S. Muralidhara
Shri N. Raghunathan
Shri R. Sivakumar
Shri L. Shanthakumar
Shri Prakash Panjwani
Shri Jagannath S. Jhadav
Shri K. Sriram

Shri Srinivasa Reddy
Shri Sachitanand Reddy
Shri B.R. Ravichandran
Shri M. Bojarajan
Shri K. Venkatesan
Shri Paul Mathew
Shri Gyanchand Madhani
Shri K.S. Someshwara Reddy

Members Of The Managing Committee - Representing Affiliated Associations

Shri Arvind Patel
Shri M. Jaishankar

Shri B. Ramesh
Shri T. V. Ramakrishnan

A Techno-Legal Star of BAI Fades Away

Dr. Dharmesh Chandra Awasthi, President, BAI (2026-27) left for his heavenly abode on Saturday 11th April, 2026 in Kanpur, Uttar Pradesh.

Born on 31st August, 1945, he had his basic education of Junior School in Kanpur, where he topped in Kanpur District in 1958. He did his Higher Secondary School education in Delhi Ramjas HigherSecondary School in 1961. He did his Graduation in Science with Honours in 1962 from Delhi University. He did his Bachelor in Technology with Honours from IIT Kharagpur in 1967 as a Merit Scholar.

After completing his education, from August 1957 to April 1976 he worked as a Works Engineer in Panki Thermal Power Station Kanpur (UP); Graduate Engineer Trainee Shri Ram Fertilizers Kota Rajasthan and Branch Manager Crompton Greaves Ltd. Lucknow. From April 1976 to October 1979, he worked as Consultant/Engineer to Government of Libya - assignment arranged by Department of Personnel, Union Ministry of Home Affairs New Delhi. November 1979 to August 1986, he founded his own construction company in name of M/s Anuj International and undertook quite a few projects abroad. From August 1986 onwards, he established a Private Limited Company under name of M/s Anuj Construction Pvt. Ltd. (Name changed to



ACPL Global Pvt. Ltd. in the year 2013). The firm undertook projects from CPWD, IIT Kanpur, UP Jal Nigam, HVOC Kanpur, UP PWD, Indian Explosives Ltd. Kanpur, etc. From 2013 onwards undertook Consultancy assignments from BUDICO, JUIDCO, BRRDA, JSRRDA, RCD Bihar, RCD Jharkhand

and Kathua Jammu (J&K).

From 1999 onwards he was actively involved in arbitration activities and was impaneled as Arbitrator in Hon'ble High Court of Jammu & Kashmir, Kerala High Court, BHC, ICA, ICADR and others.

He was awarded Doctorate Honours in Construction Industry in year 2014.

His firm enrolled as a member of BAI 1988-89 and became Patron Member in 2008. He was Vice-President of BAI in 2012-13. He has been consistently heading the 'Arbitration & Legal Committee of BAI'. He has been passionate about Arbitration, Alternate Dispute Resolution and has been propagating the concept of BAI being actively involved in establishing a 'Arbitration Council of India' under Section 43B of the Arbitration and Conciliation (Amendment) Act, 2019.

In Dr. Dharmesh Awasthi, BAI has lost a learned techno-legal expert to whom many BAI members were looking upto for advice.

OBITUARIES

The Association lost the following members who left for the heavenly abode. BAI in their death has lost sincere and hardworking members.

- ✓ Shri P. Mohan Reddy left for his heavenly abode on 18th March, 2025. Shri P. Mohan Reddy was Past State Chairman of erstwhile Andhra Pradesh State during the years 2011-13. He was also Past Chairman and General Council Member of BAI Hyderabad Centre (Telangana).
- ✓ Shri Ramendra J. Parikh left for his heavenly abode on Wednesday 26th March, 2025. Shri Ramendra J. Parikh was father of Shri Keval Parikh, State Chairman, BAI Gujarat.
- ✓ Shri Girdhari Lal Mehta left for his heavenly abode on Wednesday 24th March, 2025. Shri Girdhari Lal Mehta was father of Shri Naveen Mehta, Past Chairman, BAI Mohali centre (2022-24).
- ✓ Smt. Lajwanti Devi left for her heavenly abode on 18th April, 2025. Shri Lajwanti Devi was mother of Shri Ashok Agarwal, Past Vice-President, BAI.
- ✓ Shri M. Ramachandra Shettar left for his heavenly abode on 20th June, 2025. Shri M. Ramachandra Shettar was father of Shri M. R. Rajendra Prasad, Chairman, BAI Shivamoga Centre.
- ✓ Smt. Shakuntala Chourasiya left for her heavenly abode on 21st June, 2025. Smt. Shakuntala Chourasiya was mother of Shri Shailesh Kumar Chourasiya, State Co-ordinator, BAI Madhya Pradesh.
- ✓ Shri Eragam Sudhir Reddy left for his heavenly abode on 18th July, 2025. He was formerly the Chairman & Managing Director of M/s IVRCL Ltd., members of BAI. He was also Chairman & Joint Managing Director of M/s IVRCL Assets & Holdings Ltd. from 2009 to 2011. He was at present Vice Chairman of M/s Hindustan Dorr-Oliver Ltd. and a Director of M/s SV Equities Ltd., M/s Soma Hotels & Resorts Ltd., M/s Indus Palms Hotels & Resorts Ltd., M/s IVR Hotels & Resorts Ltd., M/s AP Enercon Engineers Pvt Ltd., M/s Palladium Infrastructures & Projects Ltd., M/s Eragam Holdings Ltd., M/s IVRCL Megamalls Ltd., M/s IOT Utkal Energy Services Ltd., M/s Ivrel Epc Ltd., and M/s Indravati Investments Pvt Ltd.
- ✓ Smt Shantaben Chunilal Panani left for her heavenly abode on 30th July, 2025. Smt Shantaben Chunilal Panani was mother of Shri Narendra Panani, Hon. Secretary, BAI Mumbai Centre and Shri Dinesh Panani, Executive Committee Member, BAI Mumbai Centre.
- ✓ Smt. Gitaben R. Parikh left for heavenly abode on 28th July, 2025. Smt. Gitaben R. Parikh was the mother of Shri Keval R. Parikh, State Chairman, BAI Gujarat State.
- ✓ Smt Saroj Gupta left for her heavenly abode on 4th November 2025. Smt. Saroj Gupta, was sister in law of Dr. Ram Niwas Gupta, Trustee & Past President.
- ✓ Shri Satyanarayan Agarwal left for his heavenly abode on 10th November, 2025. Shri Satyanarayan Agarwal was father of Shri Amar Agarwal, Member of BAI Raipur Centre.
- ✓ Smt. Sanjeeva Uma Gururajarao left for heavenly abode on 26th November, 2025. Smt. Sanjeeva Uma Gururajarao was mother of Shri S. Madhusudan, Head-Communications, BAI.
- ✓ Smt. Uma Gururajarao Sanjeeva left for her heavenly abode on 26th November, 2026. Smt. Uma Gururajarao Sanjeeva was mother of Shri S. Madhusudan, Head-Communications, BAI.
- ✓ Smt. Indumati Shankar Rao Athwale left for heavenly abode on 1st January, 2026. Smt. Indumati Shankar Rao was mother of Shri Rajendra Athawale, Past Vice-President, BAI.
- ✓ Smt. Uma Gururajarao Sanjeeva left for her heavenly abode on 26th November, 2026. Smt. Uma Gururajarao Sanjeeva was mother of Shri S. Madhusudan, Head-Communications, BAI.
- ✓ Smt. Indumati Shankar Rao Athwale left for heavenly abode on 1st January, 2026. Smt. Indumati Shankar Rao was mother of Shri Rajendra Athawale, Past Vice-President, BAI.
- ✓ Shri N. Venkatramani left for his heavenly abode 2nd February, 2026. Shri N. Venkatramani was Past State Chairman of BAI Tamil Nadu and hailed from BAI Tiruchirappalli Centre

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|---|---|
| ✓ Shri N. Hanumanth Reddy left for his heavenly abode on 5th February, 2026. Sri. N. Hanumanth Reddy was General Council Member of BAI Ranga Reddy Centre and uncle of Shri D. V. N. Reddy, Vice-President BAI. | ✓ Shri Dhirajlal Patel left for his heavenly abode on 24th February, 2026. Shri Dhirajlal Patel was Director M/s Advance Construction Co. Pvt. Ltd. Paton Members of BAI from Mumbai Centre. |
| ✓ Smt. Savitri Devi Kandoi left for her heavenly abode on 6th February, 2026. Smt. Savitri Devi Kandoi was mother Shri Narendra Kandoi, Hon. Secretary, Jaipur Pink City. | ✓ Shri Sagar Kumar left for his heavenly abode on 25th February, 2026. Shri Sagar Kumar was son of Shri Narendra Kumar, Vice President, BAI. |
| ✓ Shri Shankar Chandra Dey left for his heavenly abode on 9th February, 2026. Shri Shankar Chandra Dey was Chairman BAI, Eastern (Kolkata) Centre (2019-20). | ✓ Shri Shyam Lal Bansal left for his heavenly abode on 25th February, 2026. Shri Shyam Lal Bansal was father of Shri Sanjeev Bansal, Imm. Past State Chairman, BAI Delhi. |
| ✓ Shri Dilip Ulhe left for his heavenly abode on 12th February, 2026. Shri Dilip Ulhe was elder brother of Shri Sunil Ulhe, Imm. Past Chairman, BAI Butibori (Nagpur) Centre. | ✓ Smt. Taradevi Sethi left for her heavenly abode on 28th February, 2026. Smt. Taradevi Sethi was wife of late Shri Madanlalji Sethi, elder brother of Shri Mahendra Sethi, Past Vice-President, BAI. |

**Attendance Sheet of MCGC Members Forming Part of Annual Report
For The Year 2025-26 Attendance (Out of Four Meetings)**

Name	Attendance	Name	Attendance
?Shri Rajendra Singh Kamboh, <i>President, BAI</i>	4	Shri Narendra Kumar, <i>Vice President, East</i>	4
Shri Ram Avtar, <i>Vice-President, North</i>	4	Shri D.V.N. Reddy, <i>Vice -President, South-I</i>	4
Shri N. Raghunathan, <i>Vice-President, South-II</i>	4	Shri K. Chandrasekhar Rao, <i>Vice President, West</i>	4
Shri K. Viswanathan, <i>Imm. Past President</i>	4	Shri Mohinder H. Rijhwani, <i>Hon. Gen. Secretary</i>	4
Shri Aniruddha Nakhawa, <i>Hon.Gen. Treasurer</i>	4		
PAST PRESIDENT			
?Shri B.N. Dikshit	1	Shri B. Seenaiiah	2
Shri Cherian Varkey	1	Shri V. Ramachandran	0
Shri R. Radhakrishnan	4	Shri A. K. Yussouf	0
Shri Mu. Moahan	4	Shri Ajit Gulabchand	0
Shri S. A. Vichare	0	Shri Bhagwan J. Deokar	4
Shri Lalit Sangtani	0	Shri Sushanta Kumar Basu	4
Shri Avinash M. Patil	3	Shri H. N. Vijaya Raghava Reddy	4
Shri A. Puhazhendi	3	Shri R.N. Gupta	3
Shri Niimesh D. Paatel	3	Shri Lal Chand Sharma	4
Shri S. N. Reddy	4		
STATE CHAIRMEN / STATE CO-ORDINATORS*			
?Shri P. Seshagiri Rao, <i>Andhra Pradesh</i>	3	Shri Surajeet Ghosh, <i>Assam*</i>	2
Shri Manikant, <i>Bihar*</i>	1	Shri Rupesh Kumar Singhal, <i>Chhattisgarh</i>	2
Shri Amit Pasricha, <i>Delhi</i>	0	Shri Keval Parikh, <i>Gujarat</i>	1
Shri Prem Khamesra, <i>Haryana</i>	1	Shri Surender Pal Singh, <i>Jharkhand</i>	2
Shri N. Subramanya, <i>Karnataka</i>	4	Shri K.A. Johnson, <i>Kerala</i>	4
Shri Sailesh Kumar Chourasiya, <i>Madhya Pradesh*</i>	1	Shri Jagannath S. Jadhav, <i>Maharashtra</i>	2
Shri Vikas Jain Tijaria, <i>Rajasthan</i>	2	Shri K. Venkatesan, <i>Tamilnadu, Pondicherry & Andaman</i>	4
Shri U. Surender, <i>Telangana</i>	4	Shri Sanjay Tyagi, <i>Uttar Pradesh</i>	4
Shri Uttam Kumar Jana, <i>West Bengal</i>	0		
TRUSTEES			
?Shri Pradeep K. Chowdhury	3	Shri Prabir Kumar Mukherjee	4
Shri R.N. Gupta	3	Shri Lal Chand Sharma	4
Shri K. Subramani	2	Shri CH. Ramakotaiah	4
Shri V.S.K. Moorthy	4	Shri R. Muthukumar	4
Shri L. Venkatesan	4	Shri Baburao L. Shakkarwar	2
Shri K. Rajakumaran Nair	4	Shri Ram M. Bhatia	2
MEMBERS OF THE MANAGING COMMITTEE - REPRESENTING CENTRES			
?Shri N. Mohamed Abdul Khader	2	Shri N. Ramalingam	4
Shri K. Devender Reddy	3	Capt. George Thomas	3
Shri Srinivasa Reddy	3	Shri M. Ramesh	3
Shri K. John Paul	3	Shri Chandrakant P. Raipat	0
Dr. Dharmesh Awasthi	4	Shri K. Muruganandam	1
?Shri Ravindra Tyagi	2	Shri R.R. Shridhar	2
Shri A.N. Balaji	1	Shri N.G. Lokanathan	0
Shri G. Diwakar	4	Shri T.V. Chandrasekaran	3

Name	Attendance	Name	Attendance
Shri D.R. Sekar	3	Shri Dinesh Nanji Patel	1
Shri Rajesh G. Nathan	3	Shri Prakash Panjwani	1
Shri P.P. John	1	Shri Gyanchand Madhani	2
Shri Najeeb Mannel	1	Shri Pradeep G. Nagawekar	0
Dr. Tarro T. Manghnani	4	Shri B. Sugunakar Rao	3
Shri Geordy K. Abraham	1	Shri Abhay N. Chokshi	0
MEMBERS OF THE MANAGING COMMITTEE - REPRESENTING PATRON MEMBERS			
?Shri Ravindra Pradhan	1	Shri Arun Sahai	1
Shri Basavaraj S. Totad	2	Shri K. Chandra Sheker Reddy	2
Shri P. Subramani	2	Shri D. Pankaj Reddy	3
Shri G. Santosh Reddy	3	Shri B. Raghava Rao	4
Shri Praveen Mathew	4	Shri S. Wilfred	1
Shri R. Sivakumar	4	Shri S. Ayyanathan	1
Shri O.K. Selvaraj	3	Shri S. Ramaprabhu	4
Shri L. Shantha Kumar	4	Shri K. Rajavel	2
Shri P.N. Suresh	4	Shri V. Rajagopal	4
Shri K. Khalid	2	Shri N. B. S. Shetty	1
Shri Prakash H. Menda	1	Shri Rajendra S. Athawale	2
Shri Vilas K. Birari	0	Shri C. G. Deochake	0
Shri Pratap B. Salunkhe	2		
REPRESENTATIVES OF AFFILIATED ASSOCIATION MEMBERS			
?Shri M. Jaishankar	0	Shri B. Ramesh	2
Shri T.V. Ramakrishnan	4	Shri Arvind V. Patel	0
MEMBERS CO-OPTED TO MANAGING COMMITTEE			
?Shri J.R. Sethuramalingam	0		
SPECIAL INVITEE			
?Shri D.P. Singh	2	Shri Ashok Kumar Choudhary	2
Shri Ram Janam Singh	0	Shri A.K. Shrivastava	0
Shri H.K.S. Varma	0	Shri Ram Chandra Singh Chouhan	1
Shri Harish Malhotra	1	Shri Swarup Bhattacharjee	0
Shri Ravi Kumar Kheria	0	Shri Ashok Agarwal	1
Shri Rameshwar D. Khandelwal	0	Shri Dinesh C. Gupta	0
Shri Umesh Tanwar	3	Shri Sanjeev Jain	0
Shri Abhay Goel	0	Shri Parveen Kumar	0
Shri D.D. Goyal	0	Shri Naveen Mehta	0
Shri Pawan Kumar Garg	0	Shri Krishan Pal Singh	0
Shri Achin Garg	0	Shri Surendra Sharma	0
Shri Anil Samania	0	Shri Sunil Kumar Jain	0
Shri Arun Tyagi	1	Shri Rahul Aggarwal	1
Shri Ch. Srinivas Rao	0	Shri K. Satyanarayana Rao	3
Shri P. Bhaskar Reddy	0	Shri S. Satyanarayana	0
?Shri P. Venkateshwar Reddy	0	Shri Manda Ilaiah,	2
Shri N. Raja Reddy	1	Shri M.C. Mallikarjun	2
Shri Sardar Balbeer Singh	0	Shri K.S. Someshwara Reddy	2

Name	Attendance	Name	Attendance
Shri G.M. Ravindra	2	Shri K.N. Babu Reddy	2
Shri V. Santhosh Babu	3	Shri Siju Jose	3
Shri Charles J. Thayil	2	Shri Jolly Varghese	2
Shri B. Chandra Mohanan	3	Shri K.E. Thomas	0
Shri Saijan Kuriyakose	1	Shri K. Satheesh Kumar	3
Shri C.K.S. Panicker	3	Shri Biji Stephen	1
Shri K. Prasad Chakravarthy	1	Shri M. Saravanan	1
Shri V. Senthilkumar	1	Shri R. Balachandran	1
Shri K. Ramesh Babu	3	Shri R. Ramesh Kumar	2
Shri M. Baldwin Bruce	2	Shri R. Baskaran	0
Shri M. Ravi	3	Shri E. Venkatesan	3
Shri K. Sivakumar	3	Shri S. Sanjay	1
Shri K. Sundaramurthy	2	Shri M. Rajesh	3
Shri M. Padmanaban	2	Shri P.S. Raviprasad	2
Shri M. Ramesh Kumar	1	Shri N. Ramadoss	3
Shri V.D. Thamarai Selvan	3	Shri A. Karmegam	3
Shri S. Natarajan	1	Shri R.K. Kumar	0
Shri Jawagar	0	Shri R. Subramani	0
Shri K. Palani Kumar	0	Shri K. Palani Kumar	0
Shri T.A. Abdul Rahman	0	Shri C. Mariappan	1
Shri N.K. Gunasekaran	0	Shri B. Ezhilan	1
Shri R. Soundararajan	1	Shri K. Ramanujam	0
Shri P.K.P. Narayana Murthy	0	Shri S. Wilson Raj	0
Shri K. Subramanian	1	Shri S. Jayabalan	3
Shri L. Carttigueane	0	Shri S. Kaasinathan	0
Shri B.R. Ravichandiran	3	Shri K.B. Sarvesvara Raja	1
Shri R.S. Rajasekaran	3	Shri Vishal Singh	0
Shri Rajendra Surana	0	Shri Sharad Chandra Tamot	1
Shri Pankaj N. Saraiya	0	Shri Anil Patel	0
Shri Sunil Wamanrao Ulhe	2	Shri Prakash Nathuji Dewalkar	3
Shri Deepak Daulatrao Ahire	1	Shri Sanjay Laxman Patil	0
Shri Kunal Krushnakumar Sonar	1	Shri Ramesh Marda	0
Shri Mohan D. Satpute	2	Shri Shrikant S. Laskar	0
Shri Sanjay Tatoba Rooge	1	Shri Keshav Chandnani	0
Shri Pawan K. Rochlani	0	Shri Deepak Bhojwani	1
Shri Shankar Manwani	0	Shri Hanamant Gangadhar Kulkarni	3
Shri Sunil G. Mathreja	2	Shri Narendra Panani	1
Shri Rakesh P. Shah	1	Shri Shivshankar G. Lature	0
Shri Rajan Shah	2	Shri Pradip A. Gandhi	1
CHAIRPERSONS OF COMMITTEES			
?Shri N. Raghunathan	4	Dr. M. Kaarthik	3
Dr. S.K. Manjrekar	0	Shri Mahendra Kumar Sethi	0
Shri Ved Khurana	2	Shri N.G. Lokanathan	0
Shri S. Ramaprabhu	4	Shri R. Sivakumar	4

Name	Attendance	Name	Attendance
?Shri Anand J. Gupta	3	Shri S. R. Swamy	2
Shri L. Shantha Kumar	4	Shri S.N. Reddy	4
Shri C. G. Deochake	0	Shri Arun Sahai	1
Shri G. Ved Anand	2	Shri Rajiv Goel	2
Dr. Dharmesh C. Awasthi	4	Shri Prakash H. Menda	1
Shri Ranjeet More	1	Shri Alok Shivhare	0
Shri Ashok Kumar Chandak	3	Shri Pradeep Singh	3
Shri B. Raghava Rao	4	Shri S. Ayyanathan	1
Shri V.G. Sakthikumar	0	Shri Sabu Thomas	4
Shri N. Ramalingam	4	Shri R.R. Shridhar	2
Shri B. Ramesh	2	Shri Mahesh M. Mudda	0
Shri R.N. Gupta	3	Shri Niimesh D. Paatel	3
Shri Tarun Ghia	0	CA M. Raveendaran	4
Shri Ravindra Tyagi	3		

CO – CHAIRMAN OF COMMITTEES

?Shri Prem Khamesra	1	Shri Amit Pasricha	0
Shri Rakesh Kumar Malhotra	0	Shri V.G. Ramakrishnan	0
Shri V. Unnikrishnan	1	Shri Sanjay Tyagi	2
Shri M. Aravinth	3	Shri Bhoopinder Singh Rait	2
Shri Kunal Jain	0	Shri Attaluri Nagamalleswara Rao	0
Shri Sanjiv B. Shah	1	Dr. G.S. Venkata Subramanian	0
Shri K. Bhaskar	1	Shri P.K. Jayakanthan	2
Dr. Tarro T. Manghnani	4	Shri Sanjay Apte	0
Shri M. Purnachandra Rao	2	Shri V.S. Jayachandran	0
Shri E. Keerthinathan	0	Shri K. Sriram	2
Shri S. Arvinth Nepolean	2	Shri R. Rajesh	0
Shri R. Prakash	2	Shri S. Balan	0
Shri S. Sunil Kumar	0	Shri Dinkar Singh	0
Shri Swapnil Kaulgud	0	Dr. Rajiv B. Krishnani	0
Shri A.K. Ratheesh	3	Shri Paul T. Mathew	2
Shri Sany Fransic	0	Shri Pankaj Patel	0
Shri Sourav Ghosh	0	Shri Ashin Shrivastava	0
Shri Raja Mukherjee	0	Shri U.M. Gurushanthappa	2
Shri A. Ramakrishna Reddy	0	Shri Bhupesh P. Shah	0
Shri Rajesh Kumar Madathil	1	Shri Joseph George	3
Shri Sushil Narayandas Agrawal	0	Shri Sundeep De	0
Shri Saumil A. Patel	0	Shri P.N. Suresh	4
Shri Nagaraj V. Bairy	2	Shri Ravi Kumar Bhattad	0
Shri D. Pankaj Reddy	3	Shri R. Raghu	3
Shri G. Ravichandran	1	Shri K. Devender Reddy	3
Shri Sijo Jose	2	Shri Alex Perumalil Cyriac	3
Prof. Rahul Patil	1	Shri Wilson George	1
Shri A.N. Balaji	1	Shri Cherian Varkey	0
Shri B.P. Kulkarni	0	Shri Jaiprakash Bhatia	4

Name	Attendance	Name	Attendance
Col. Sanjay Madhukar Adsar	0	Shri S.D. Kannan	0
Shri Aswin Ipe Philip	1	Shri Jose Valothil	1
Shri Vijay Kumar Bansal	1		
NAME OF CENTRE CHAIRMEN			
Dr. PST. V.S. Thennarasu, <i>Namakkal Centre</i>	0	Md. Sheikh Javed Ahmad, <i>Srinagar Centre</i>	0
Md. Subjar Ahmad Roy, <i>Anantnag Centre</i>	0	Ms. Khoobi Mehta, <i>Mohali Centre</i>	0
Shri A. Balamurugan, <i>Udumalpet Centre</i>	4	Shri A. Mallesh Goud, <i>Yadadri Centre</i>	1
Shri A. Manmathan, <i>Tirunelveli Centre</i>	0	Shri A. Nazurudeen, <i>Tiruchirappalli Centre</i>	0
Shri A. Praveen Reddy, <i>Nizamabad Centre</i>	1	Shri A. Ramasamy, <i>Karur Centre</i>	3
Shri A. Thippeswamy, <i>Chitradurga Centre</i>	0	Shri A. Vijayakumar, <i>Ponneri Centre</i>	0
Shri A. Xavier, <i>Hosur Centre</i>	0	Shri Agi Abraham, <i>Perumbavoor Centre</i>	2
Shri Ajay R. Gujar, <i>Pune Centre</i>	3	Shri Ameerali Khader Moideen, <i>Palakkad Centre</i>	0
Shri Amit S. Pendurkar, <i>Sangli Centre</i>	0	Shri Amlan Kumar Biswas, <i>Eastern (Kolkata) Centre</i>	0
Shri Amrish Sharma, <i>Delhi Centre</i>	0	Shri Anil Laxman Sawant, <i>Wai Centre</i>	0
Shri Anup Mazumder, <i>Durgapur Centre</i>	1	Shri Arjun Singh, <i>Patna Centre</i>	1
Shri Arvind Sharma, <i>Una Centre</i>	0	Shri Ashish Subhash Agrawal, <i>Dhule Centre</i>	1
Shri Ashok Kumar Gautam, <i>Dehradun Centre</i>	2	Shri Atul Kapur, <i>Panipat Centre</i>	1
Shri Avinash Ravalkar, <i>Nanded Centre</i>	1	Shri B. Arun Kumar Hegde, <i>Udupi Centre</i>	0
Shri B. Murali, <i>Kodaikanal Centre</i>	1	Shri B. Muthukumarasamy, <i>Rajapalayam Centre</i>	0
Shri B. Ravikumar, <i>Poonamallee Centre</i>	4	Shri B. Thanga Durai, <i>Nagapatnam Centre</i>	0
Shri B. Vidya Sagar Rao, <i>Siddipet Centre</i>	2	Shri B.K. Gurumurthy, <i>Chikmagalur Centre</i>	0
Shri B.N. Dinesh Kumar, <i>Hassan Centre</i>	1	Shri Baby John, <i>Changanacherry Centre</i>	1
Shri Brajesh Tusnial, <i>Silchar Centre</i>	1	Shri C. Marimuthu, <i>Thanjavur Centre</i>	3
Shri CH. Navneet, <i>Visakhapatnam Centre</i>	0	Shri CH. Siva Prasad Naidu, <i>Nellore Centre</i>	1
Shri D. Rajamannar, <i>Thiruthuraiipoondi Centre</i>	0	Shri Debasish Nath, <i>Tezpur Centre</i>	2
Shri Devender Kumar Bhugra, <i>Agra Centre</i>	0	Shri Devendra K. Sharma, <i>Gautam Budh Nagar Centre</i>	1
Shri Dinesh Sharma, <i>Sahibabad Centre</i>	3	Shri E. Wisely, <i>Kanyakumari Centre</i>	3
Shri Faiyaz K. Gaiban, <i>Ichalkaranji Centre</i>	3	Shri G. Govinda Rao, <i>Rajahmundry Centre</i>	1
Shri G. Muthu Mariappan, <i>Tenkasi Centre</i>	1	Shri G. Rajasekhar Reddy, <i>Kavali Centre</i>	0
Shri G. Velmurugan, <i>Puducherry Centre</i>	4	Shri G. Vinay Reddy, <i>Kokapet Centre</i>	1
Shri Gandikota Ramesh, <i>L.B. Nagar Centre</i>	1	Shri Gaurav Gupta, <i>Shimla Centre</i>	0
Shri Gaurav Sethi, <i>Greater Jaipur Centre</i>	0	Shri George Mathew Palal, <i>Kochi (Cochin) Centre</i>	3
Shri Gopal Khandelwal, <i>Pink City Jaipur Centre</i>	0	Shri H. Robert Livingston, <i>Tambaram Centre</i>	2
Shri Hariom Sharma, <i>Hapur Centre</i>	1	Shri J. Rafeek, <i>Palani Centre</i>	0
Shri Jadhav Mahendra Muguttrao, <i>Phaltan Centre</i>	0	Shri Jagat Singh, <i>Greater Noida Centre</i>	1
Shri Jaiprakash Bhatia, <i>Mumbai Centre</i>	4	Shri Jakkampudi Kishore, <i>Khammam Centre</i>	1
Shri Janak Patel, <i>Gandhinagar Centre</i>	0	Shri John Jebamani, <i>Tuticorin Centre</i>	4
Shri Joseph John, <i>Muvattupuzha Centre</i>	2	Shri K. Ajay Kumar Ghosh, <i>Ongole Centre</i>	0
Shri K. Anburaj, <i>Jayankondam Centre</i>	0	Shri K. Ashok Kumar, <i>Anakapalle Centre</i>	3
Shri K. Chandi Keswara Reddy, <i>Ravulapalem Centre</i>	0	Shri K. Keerthivasan, <i>Thiruvallur Centre</i>	0
Shri K. Sharana Reddy, <i>Raichur Centre</i>	0	Shri K.A. Cherian, <i>Idukki Centre</i>	2
Shri K.A. Shajahan, <i>Kodungallur Centre</i>	0	Shri K.G. Ravindran, <i>Kumbakonam Centre</i>	1
Shri K.J. Ravindra, <i>Karnataka (Bangalore) Centre</i>	2	Shri K.K. Joy, <i>Thrissur Centre</i>	2
Shri K.N. Sharath, <i>Mandya Centre</i>	0	Shri K.P. Vinod, <i>Angamaly Centre</i>	4

Name	Attendance	Name	Attendance
Shri K.S. Ramakrishnan, <i>Thripunithira Centre</i>	2	Shri Keshav Naik, <i>Mandi Centre</i>	1
?Shri Kishor Kashinath Patel, <i>Shahada Centre</i>	0	Shri Kishore Patel, <i>Delhi North Centre</i>	0
Shri Kishore Singh Parihar, <i>Jaisalmer Centre</i>	0	Shri Krishan Kumar, <i>Delhi East Shahdara Centre</i>	0
Shri L. Joseph, <i>Coimbatore Centre</i>	4	Shri L. Vamshi Krishna Reddy, <i>Jangaon Centre</i>	2
Shri M. Babu, <i>Kanchipuram Centre</i>	3	Shri M. Chandra Sekhar Reddy, <i>YSR Kadapa Centre</i>	0
Shri M. Imayavaramban, <i>Perambalur Centre</i>	0	Shri M. Mahender Reddy, <i>Greater Hyderabad Centre</i>	2
Shri M. Purnachandra Rao, <i>Amaravati Centre</i>	2	Shri M. Ram Aravinth, <i>Kovilpatti Centre</i>	1
Shri M. Rama Rao, <i>Adilabad Centre</i>	3	Shri M. Sandeep Reddy, <i>Medachal Centre</i>	2
Shri M. Sethumanickam, <i>Ramanathapuram Centre</i>	0	Shri M. Sivaraman, <i>Mayiladuthurai Centre</i>	2
Shri M. Sreenivasulu Reddy, <i>Tirupati Centre</i>	0	Shri M.R. Rajendra Prasad, <i>Shimoga Centre</i>	1
Shri M.U.N.S.V. Subba Rao, <i>Vaddeswaram (SABCA) Centre</i>	0	Shri Madan Lal, <i>Kundli Centre</i>	0
Shri Madhusudan L. Latpate, <i>Parbhani Centre</i>	1	Shri Manish Goel, <i>Chandigarh Centre</i>	0
Shri Manish Mulchandani, <i>Ulhasnagar Centre</i>	1	Shri Manoj B. Khandekar, <i>Nashik Centre</i>	1
Shri Mathew Philip, <i>Kottayam Centre</i>	1	Shri Maturi Ranganath, <i>Amaravathi Capital Centre</i>	2
Shri Mohit Agarwal, <i>Jabalpur Centre</i>	0	Shri Mukesh Mathur, <i>Meerut Centre</i>	1
Shri N. Ganesan, <i>Karaikal Centre</i>	1	Shri N. Karthikeyan, <i>Tiruvannamalai Centre</i>	2
Shri N.M. Govindaraju, <i>Nilgiri Centre</i>	0	Shri N.S. Saju, <i>Pathanamthitta Centre</i>	1
Shri Niraj V. Jani, <i>Karnavati Centre</i>	0	Shri Nirbhay Kumar Deshlahara, <i>Durg-Bhilai Centre</i>	1
Shri Nirmal Kumar Srivastav, <i>Jamshedpur Centre</i>	0	Shri Nitesh Tyagi, <i>Bareilly Centre</i>	0
Shri Nitin B. Salve, <i>Butibori (Nagpur) Centre</i>	2	Shri Nitin Chandulkar, <i>Amravati Centre</i>	0
Shri Nitin Sharma, <i>Dharamshala Centre</i>	0	Shri Nitin V. Shah, <i>Baroda Centre</i>	0
Shri Om Prakash Vijayvargiya, <i>Indore Centre</i>	0	Shri P. Appala Raju, <i>Vizag Steel City Centre</i>	4
Shri P. Balanagi Reddy, <i>Anantapur Centre</i>	0	Shri P. Jagan Mohan Rao, <i>Secunderabad Centre</i>	1
Shri P. Kumar Swamy Reddy, <i>Vikarabad Centre</i>	1	Shri P. Mohan, <i>Erode Centre</i>	3
Shri P. Narasimha Reddy, <i>Ranga Reddy Centre</i>	0	Shri P. Saminathan, <i>Thiruppurur Centre</i>	0
Shri P. Satheesh Kumar, <i>Maduranthagam Centre</i>	0	Shri P. Srinivasa Reddy, <i>Warangal Centre</i>	2
Shri P. Subramanian, <i>Dharapuram Centre</i>	2	Shri P.P. Sanakan, <i>Aluva Centre</i>	1
Shri P.V. Sampath Kumar, <i>NTR Centre</i>	3	Shri Pankaj Shrivastava, <i>Jodhpur Centre</i>	0
Shri Parag Mendiratta, <i>Gurgaon Centre</i>	0	Shri Pradeep Kumar Jain, <i>Rajasthan (Jaipur) Centre</i>	1
Shri Pradeep Singh, <i>Karnal Centre</i>	3	Shri Pradeep Tamot, <i>Bhopal Centre</i>	1
Shri Purna Nand Sharma, <i>Faridabad Centre</i>	0	Shri R. Krishnamoorthy, <i>Chengai Centre</i>	1
Shri R. Nimrode, <i>Southern (Chennai) Centre</i>	4	Shri R. Saravanan, <i>Salem Centre</i>	1
Shri R. Saravanan, <i>Vellore Centre</i>	1	Shri R. Subramaniam, <i>Tirupur Centre</i>	1
Shri Rajan Azhikodan, <i>North Malabar Centre</i>	0	Shri Rajesh Chakrapani, <i>Alleppey Centre</i>	1
Shri Rajesh Kumar Hudda, <i>Ambikapur Centre</i>	1	Shri Rajiv A. Sable, <i>Raigad Centre</i>	0
Shri Rajiv Tyagi, <i>Muzaffarnagar Centre</i>	0	Shri Ramesh Narayanrao Dhakne, <i>Beed Centre</i>	0
Shri Ravi Raj Agrawal, <i>Jharkhand (Ranchi) Centre</i>	0	Shri Ravi Shankar Tripathi, <i>Bilaspur Centre</i>	1
Shri Ravinder Nagar, <i>Moradabad Northern Centre</i>	0	Shri Rishi Shanker Dixit, <i>Lucknow Centre</i>	0
?Shri Rithin Roy, <i>Adoor Centre</i>	0	Shri Rohit Kumar Chawla, <i>Jagdalpur Centre</i>	1
Shri Rupesh Khakholia, <i>Guwahati Centre</i>	0	Shri S. Arul Sundar Raj, <i>Villupuram Centre</i>	0
Shri S. Bubramaniyan, <i>Chettinadu Centre</i>	0	Shri S. Navas, <i>Thiruvalla Centre</i>	1
Shri S. Nowshath, <i>Theni Centre</i>	1	Shri S. Paul Raj, <i>Dindigul Centre</i>	2
Shri S. Rangaraj, <i>Madurai Centre</i>	3	Shri S. Sathyanarayana Rao, <i>Kamareddy Centre</i>	2
Shri S. Satyamaian, <i>Medak Centre</i>	1	Shri S. Srinivas Rao, <i>Hyderabad Centre</i>	4

Name	Attendance	Name	Attendance
Shri S. Venkatesan, <i>Thiruvavarur Centre</i>	1	Shri S.P. Karthikeyan, <i>Pudukkottai Centre</i>	3
Shri Sachin Sharma, <i>Western UP Electrical Centre</i>	2	Shri Sahil Suresh Khatri, <i>Baramati Centre</i>	0
Shri Sajal Biswas, <i>Haldia Centre</i>	0	Shri Sajjan Kumar Sureka, <i>Bhubaneswar Centre</i>	0
Shri Samadhan Vasant Kale, <i>Pandharpur Centre</i>	0	Shri Samir Poddar, <i>Rajnandgaon Centre</i>	1
Shri Sandeep Kumar Jindal, <i>Delhi South Centre</i>	1	Shri Sandip P. Bhuse, <i>Malegaon Centre</i>	0
Shri Sanjay Jain, <i>Agra Cantt. Centre</i>	0	Shri Sanjay Krishnani, <i>Kanker Centre</i>	1
Shri Sanjay Kumar Shukla, <i>Sitapur Centre</i>	2	Shri Sanjay Shantaram Patil, <i>Jalgaon Centre</i>	0
Shri Sanjay Shantilal Gundecha, <i>Ahmednagar Centre</i>	0	Shri Santosh Dattatraya Kalkutgi, <i>Solapur Centre</i>	0
Shri Santoshkumar Vishnupant Jagtap, <i>Satara Centre</i>	0	Shri Satish Kasana, <i>Kanpur Centre</i>	2
Shri Shailendra Rai, <i>Dhanbad Centre</i>	0	Shri Shaiv J. Sheth, <i>Bharuch Centre</i>	0
Shri Shaji Joseph Elavathil, <i>Ettumanoor Centre</i>	3	Shri Shashi Ranjan, <i>Danapur Centre</i>	0
Shri Shubham B. Goswami, <i>Surat Centre</i>	0	Shri Sirajudheen Ellathodi, <i>Malappuram Centre</i>	1
Shri Subair Kolakkadan, <i>Calicut Centre</i>	2	Shri Subhash Purushttam Chaudhari, <i>Nandurbar Centre</i>	0
Shri Subhasis Ghosh, <i>Siliguri Centre</i>	0	Shri Sumer Singh, <i>Delhi South East Centre</i>	1
Shri Sumith Kumar Jain, <i>Kallakurichi Centre</i>	0	Shri Sunil Garg, <i>Ghaziabad Centre</i>	3
Shri Suraj Bhadani, <i>Adityapur Centre</i>	0	Shri Surendra Prahladka, <i>Andaman & Nicobar Centre</i>	1
Shri Suresh Palakktu Narayanan, <i>Kollam Centre</i>	1	Shri Suresh Ramrao Pensalwar, <i>Latur Centre</i>	0
Shri Sushil Agarwal, <i>Raipur Centre</i>	1	Shri T. Bhaskar Reddy, <i>Nalgonda Centre</i>	3
Shri T. Mani, <i>Kalpakkam Centre</i>	4	Shri T. Venkateswara Rao, <i>Vijayawada Centre</i>	0
Shri Twain Gupta, <i>Jammu Centre</i>	1	Shri V. Jitender Rao, <i>Karimnagar Centre</i>	4
Shri V. Loganathan, <i>Neyveli Centre</i>	0	Shri V. Manoharan, <i>Avadi Centre</i>	0
Shri V. Satish Chowdary, <i>Tanuku Centre</i>	1	Shri V. Srinath, <i>Mysore Centre</i>	1
Shri V.K. Tyagi, <i>Bagpat Centre</i>	0	Shri Vaibhav Bhardwaj, <i>Aligarh Centre</i>	2
Shri Varghese Mathew V., <i>Kerala (Trivandrum) Centre</i>	3	Shri Varun Patel, <i>Gujarat (Ahmedabad) Centre</i>	0
Shri Vasireddy Jayaram, <i>Guntur Centre</i>	0	Shri Vijay K. Kondekar, <i>Kolhapur Centre</i>	0
Shri Vijay Kumar Bansal, <i>Meerut Cantt. Centre</i>	1	Shri Vikas Agarwal, <i>Kanpur – South Centre</i>	0
Shri Vilas Harde, <i>Nagpur Centre</i>	0	Shri Vinay Kumar Goyal, <i>Delhi West Centre</i>	0
Shri Vipin Kumar Sirohi, <i>Modi Nagar Centre</i>	2	Shri Vipul Kabaria, <i>Ahmedabad West Centre</i>	0
Shri Vishal Arjunbhai Desai, <i>Por-Ramangamdi Centre</i>	0	Shri Vivek Eknath Pansare, <i>Sangamner Centre</i>	0
Shri Y. Neta Aditya Reddy, <i>Mahaboobnagar Centre</i>	1	Shri Yatin R. Pai, <i>Goa Centre</i>	0
Shri Yogender Singh, <i>Loni Centre</i>	1		

Builders' Association of India

(All India Association of Engineering Construction Contractors and Builders)



Reports from BAI Centres 2025-2026

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CENTRES REPORT

ANGAMALY CENTRE

EC Meetings and Special Meetings: A total of five **Executive Committee Meetings** were conducted during the year, besides several Special EC and Committee Meetings in connection with hosting the **3rd MCGC Meeting**.

Membership Growth: The Centre added **10 Patron Members and 2 Annual Members**, increasing the membership from **72 to 84 members**, achieving a growth of **16.5%**.

Builders Day Celebration – State Level, hosted by BAI Angamaly Centre: The State Level Builders' Day Celebration was held on 20 November 2025 at CIAL Convention Centre, Nedumbassery. The programme was inaugurated by National President Shri Rajendra Singh Kamboj, in the presence of National Vice President Shri Raghunathan, National Trustee Shri V. K. S. Murthy, National President Shri Cherian Varghese and State Chairman Shri Johson K. A. Chairmen from 20 Centres participated in the lamp lighting, and 45 new members were inducted. Based on the theme "Viksit Bharat 2047", the programme included cultural performances, with nearly 600 participants, making it a grand success.

Installation Ceremony – 22nd April 2025: The Installation Ceremony of State Chairman Sri. Johson K. A. and Centre Chairman Sri. Vinod K. P., along with their office bearers for 2025–26, was held on 22 April 2025 at Hotel Airlink Castle, Tahani. MLA Sri. Roji M. John was the Chief Guest, and six new members were inducted.

Seminar on GST & Direct Taxation (Online & Offline) – 02 July 2025: A seminar on GST and Direct Taxation was conducted at Surya Hotel, Angamaly. The GST session was conducted by Adv. Sindu Menon, Tax Lawyer (GST), Swamy Associates, while the Direct Tax session was handled by CA Jairam J. Kamath, Managing Director, Mathew, Ninan & Kamath. The hybrid seminar witnessed participation of 40 members, along with members from other Centres.

Independence Day Flag Hoisting – 15 August 2025: Independence Day was celebrated at St. Vincent De Paul Old Age Home, Angamaly. The National Flag was hoisted by State Chairman Sri. Johson K. A. Lunch was donated to the inmates, and 25 members

along with their families participated.

Onam Celebrations – 11 September 2025: Onam was celebrated at the residence of Mr. Antony, with participation of the sponsor club from Perumbavoor. Traditional games and prize distribution were organised, with 120 persons, including family members, participating.

Seminar on A Positive De-Cocooning from Cyber Cells – 17 Sep 2025: A seminar on "A Positive De-Cocooning from Cyber Cells" was conducted at FISAT Engineering Collage, Angamaly, on 17 Sep 2025.

Mega Business Conclave – NOW – 20th November 2025: BAI Angamaly Centre organised the Mega Business Conclave – NOW at CIAL International Convention Centre, Kochi, on the theme "Periyar Corridor 2047 & Aerotropolis 2037." The development vision covered 50,000 acres across 14 panchayats, targeting 15% contribution to Kerala's GSDP and creation of 2 lakh jobs by 2047. Nearly 600 participants, including around 400 stakeholders from outside BAI, attended. CIAL extended full support and sponsored the event.

MCGC Meeting and Grand Expo 2025 – 20th and 21st November 2025: BAI Angamaly Centre hosted the National Managing Committee & General Council (MCGC) Meeting and Grand Expo 2025 at CIAL Convention Centre, Nedumbassery, Kochi, with over 700 delegates from BAI Centres across India. The meeting was inaugurated and presided over by Shri Rajendra Singh Kambo, National President. The event was organised under the leadership of Shri Charles J. Thayil, Chairman, with Shri Siju Jose and Shri Joby Thomas as Co-Chairmen.

Christmas & New Year Celebration – 18th January 2026: The celebration was held at the residence of Mr. Siju Jose on 18/01/26, followed by a fellowship gathering and dinner.

General Body Meetings: Besides Executive Committee Meetings, the Centre conducted 6 General Body Meetings and eight coordination meetings for conducting the 3rd MCGC Meeting.

Family Meetings: Besides the Onam and Christmas celebrations, a couple of family meetings were conducted to strengthen relationships among members, their families and children.

Workshop on Aesthetic Aspects of Building & Concept Drawing Competition – 11th Feb 2026: The workshop was held at FISAT Engineering Collage, Angamaly and was led by Mr. Vinod KC, Director, TANGENT, and Mr. Arundas VM, Director, TANGENT. Almost 200 students participated.

Elections and Leadership: On 3rd February 2026, an Executive Committee Meeting was held at **Hotel Surya, Angamaly**, to decide the office bearers for 2026–2027, and it was decided to continue with the same office bearers. **Mr. Siju Jose** was proposed as the Centre eligible GC Member and **Mr. Johnson KA** as the **2nd GC Member**. The proposal was unanimously approved by the General Body Meeting held on the same day at **Hotel Surya, Angamaly**. The List of Office Bearers and GC Members was sent to **BAI National** on 5th February 2026.

Apart from the above activities, the Centre also submitted its **Annual Accounts and Election Results to the Headquarters within the stipulated time.**

CALICUT CENTRE

Reconstruction of Vellarmala Government Higher Secondary School :- One of the major achievements of the year was the successful reconstruction of Vellarmala Government Higher Secondary School. The project was executed under the leadership of Mr. Satheesh Kumar, Centre Member & State Treasurer, with the support of Mr. Sreejith and other committed Centre members.

This initiative reflects BAI Calicut Centre's commitment to community service and nation-building.

National Recognition for Quality Construction :- Calicut Centre received the prestigious "Best Efforts by Any Centre for Quality Construction" Award from the State Committee during the 32nd All India Builders Convention.

Educational Initiatives and Technical Seminars :- As part of our commitment to continuous professional development, the Centre organized a series of technical seminars aimed at enhancing the knowledge and capabilities of members.

1. **Seminar on "The Future of GST & Features of GST":-**A seminar was conducted in the presence of Hon'ble Chief Commissioner of Central Excise and Customs, Mr. Sheikh Khader Rahman. Members were briefed on the latest GST amendments and their impact on the

construction industry. An interactive Q&A session helped clarify operational and compliance issues.

2. **Seminar on "MSME Construction Industry" :-**Led by Former State Chairman Mr. Suresh, this seminar highlighted the opportunities and challenges for MSMEs in construction. Members received guidance on statutory benefits, financial incentives, government schemes, and technical/regulatory advantages for MSME-registered firms.

Student Chapters and On-Site Training:-A major milestone during the year was the successful establishment of Builders' Association of India Student Chapters in two premier educational institutions:

Vedavyasa Institute of Technology :- Student chapters were formed at Government Engineering College, Westhill and Vedavyasa Institute of Technology to introduce future engineers to the objectives, activities, and professional values of the Builders' Association of India. The Centre also organized on-site industrial training programmes for students under the guidance of Mr. Satheesh Kumar, giving them practical exposure to construction practices. Sincere appreciation to Mr. Shaju Kollampalath for his leadership in initiating and establishing these student chapters.

Conventions, Celebrations and Joint Programmes :- During the year, members of the Calicut Centre actively participated in several important national and state-level programmes, including:

- MC/GC Meeting at Raipur
- 32nd All India Builders Convention
- State Con BSL Sports Meet
- Builders' Day Celebrations
- MC/GC Meetings hosted by various BAI Centres

A notable achievement was the successful joint organization of the Builders' Day Celebration and the State Committee Meeting by the BAI Calicut Centre and the BAI Malappuram Centre, demonstrating excellent cooperation and unity between neighbouring centres.

Office Construction and Infrastructure Development :- The year saw significant progress toward the Calicut Centre's permanent office

building. Key preparatory work completed on the acquired land included land survey, boundary demarcation, clearing of vegetation and mangroves, and land filling & site preparation.

CHANGANACHERRY CENTRE.

During 2025–26, the Centre remained actively engaged in professional development, organisational activities and member welfare. Training and skill development programmes were organised for supervisors, engineers, contractors and other construction professionals, including “**Elevate 26**”, a dedicated training programme for site supervisors attended by more than **100 participants**.

The Centre maintained regular interaction with the **Labour Commissioner and Labour Department** on labour wage issues and other matters concerning the construction industry. Efforts were also made to encourage the participation of young builders below the age of 45 years and strengthen the Centre’s **Youth Wing**.

A total of **12 Monthly/Executive Committee Meetings and 12 General Body Meetings** were conducted during the year to finalise agendas, review important decisions and monitor the Centre’s activities. Members also actively participated in BAI sports activities, including **cricket, football and badminton**, as well as members’ tours and family fellowship programmes.

The Chairman and MC/GC Members actively participated in the **MC/GC Meetings organised by BAI Headquarters**. The Centre also submitted its **annual accounts on time**, reflecting its commitment towards proper organisational and financial administration.

COCHIN CENTRE

Established in 1987, BAI Cochin Centre is one of the vibrant and best-performing Centres of the Builders’ Association of India, with over **280+ Patron Members**.

Meetings and Membership Activities :- During 2025–2026, the Centre participated in **4 State Committee Meetings and 1 IGBC Green Conclave**, including the State Chairman’s Installation Meeting on **22nd April 2025**, subsequent meetings at **Vyttila, Kadavanthara and Calicut**, and the IGBC Green Conclave at **Hotel Holiday Inn, Kochi, on 4th July 2025**.

The Centre conducted **10 Executive Committee Meetings at BAI Chambers, Kadavanthara**, focusing on annual programmes and budgets, event and training committees, youth and student engagement, and office infrastructure. A special seminar on **RIB Software CANDY** and a Youth Meeting were also organised.

The Centre also conducted **10 Youth Committee Meetings** and held a meeting with the **Loading and Unloading Unions**, attended by the Chairman, Secretary, Labour Committee and union representatives.

Other Activities & Representation : - Representatives attended the Office Bearers Installation Meetings of BAI Aluva on 26th April 2025, BAI Alappuzha on 17th May 2025, BAI Tripunithura on 24th May 2025, BAI Kottayam on 6th June 2025, BAI Ettumanoor on 14th June 2025 and BAI Muvattupuzha on 28th June 2025, besides the CREDAI Kochi Office Bearers Installation Meeting at Taj Residency, Marine Drive, and the BAI Pathanamthitta Centre Installation Meeting.

A 12-member delegation visited Chengdu, China, from 2nd to 10th June 2025 for an International Expo.

Training on RIB Software CANDY was conducted on 20th May 2025, inaugurated by State Chairman Shri Johnson K A, with participation from over 30 members from various BAI Centres in Kerala. A programme on Concrete Mix Design was conducted by Er. Shyju Nair at Rajagiri School of Engineering and Technology, Kakkanad, on 25th June 2025.

An AI Workshop for the Construction Industry was conducted on 6th August 2025 at BAI Chambers, Kadavanthara, attended by over 70 members, including a 14-member delegation from BAI Udampalpett Centre, and was also streamed live on YouTube.

The Centre conducted Builders’ Day Celebrations on 6th September 2025 at Hotel Avenue Centre, Panampilly Nagar, on the theme “**Viksit Bharath @2047**, the construction and infrastructure industry’s moment to shine.” BAI State Chairman Shri KA Johnson was the Chief Guest and Shri JeeshVenmarath, Founder and CEO of CDISC Technologies Pvt. Ltd., was the Keynote Speaker. Senior Leaders of BAI Cochin Centre were honoured for their professional excellence and contribution to BAI.

A Loading and Unloading Union Meeting was held at BAI Chambers, Kadavanthara, on 11th September 2025, attended by the Chairman, Secretary, Labour Committee members and union representatives.

The Onam Celebrations were held on 14th September 2025 at Highway Garden, Kochi, with 120 BAI Cochin Centre members participating.

A Technical Session on BIM & Data Driven Construction was conducted at BAI Chambers, Kadavanthara, on 28th November 2025 for members and staff.

A Technical Talk on Estimate, Plan & Project Control using Construction Software was conducted at the Albertian Institute of Science and Technology by Er. ShajidKarakattayil.

A Loading and Unloading Union Meeting was held at BAI Chambers on 31st December 2025, where the rates for 2026–2028 were finalised. The meeting was convened by Labour Committee Chairman Shri Chandramohan, with Mijulal P, Savad K Muhammed and MV Antony, and representatives of stakeholders, including Union Leaders, BAI, CREDAI and LENSFED.

The AGM & Election of Office Bearers was held on 15th January 2026 at BAI Chambers, Kadavanthara. Shri Manoj Mathew was appointed as the Nomination Committee Chairman and declared the new office bearers of BAI Cochin Centre for 2027–28.

On 17th January 2026, Labour Committee Chairman Shri Chandramohanan, members Mijulal P, Savad K Muhammed and Praveen Mathew, along with Secretary Joseph George M., attended the DLO Office for signing the final Loading and Unloading rates for 2026–2028, along with representatives of INTUC, CITU, BMS and other stakeholders.

An exclusive meeting was held with V.K. Minimol, Hon'ble Mayor of Kochi, on 20th January 2026.

The Centre attended the National Seminar on “Designing for Safety Guidelines for Building Construction”, organised by the Indian Building Congress Kerala Chapter, at Gokulam Convention Centre on 30th January 2026, represented by the Chairman and Secretary.

The 4th Edition of the BAI Sports League (BSL) was flagged off by BAI National President Shri Rajendra Singh Kamboh, along with BAI Vice President South

Shri N Raghunathan, Past BAI National President Shri Cherian Varkey and National Trustee Shri VS Krishnamoorthy. The event was held at United Sports Centre, Kakanad, on 21st February 2026, with participation from 15 BAI Centres. BSL is organised annually by the BAI Cochin Centre Youth Forum.

A Financial Session on Alternate Investments was conducted in association with Hedge on 17th March 2026 at BAI Chambers, with approximately 50–60 members participating.

On 12th August 2026, a Technical Session on “Importance of Quality in Construction and Vibration Measurement” was conducted at the Albertian Institute of Science and Technology, led by Dr. Anil Joseph, Vice Chairman, BAI Cochin Centre and noted Geo-Structural Engineer, in connection with the appointment of New Student Chapter Coordinators.

Three representatives attended the Professional Association Network (PAN) Kochi Meeting, hosted by CREDAI Kochi, with participation from IMA, KMA and WEN, strengthening inter-association collaboration.

The Centre Chairman and MCGC members attended all four meetings organised by the National Headquarters. The Centre recorded the largest participation at the 32nd AIBC Convention held in Goa and won the Award for Best Image Building Activity. The 4th Edition of BSL was also launched by the BAI National President at the 3rd MCGC Meeting held at Nedumbassery, giving BAI Cochin Centre significant recognition on the National platform.

The Centre also submitted the Annual Accounts and Election Results within the prescribed time

COIMBATORE CENTRE

The **Builders’ Association of India (BAI), Coimbatore Centre**, had an active and productive year during 2025–26 under the leadership of **Er. L. Joseph, Chairman**, and **Er. A. Ranganathan, Secretary**.

Installation of Office Bearers and Meetings: The new office bearers were installed at the **Hindustan Auditorium, Hindusthan College of Engineering, Coimbatore**. During the year, the Centre conducted **12 Executive Committee Meetings and 10 Monthly Meetings**.

Technical, Professional and Motivational Programmes: The Centre organised sessions on mental well-being and happiness, 24/7 water supply, Panchathanthiram, Life is Mentor Winning, GST and income tax changes, stress-free yoga, industrial growth and achieving goals through the power of thought. The programmes were addressed by **Dr. Radhakrishnan, Ph.D. (Psychology), Mr. P. Gopalakrishnan, M.E. (Structures), Er. G. Kumaraguru, Dr. Kavidesan, Adv. G. Natarajan (ICWA), Shri CSK Prabhu, FCA, Dr. T.S. Mohanraj, Ph.D., Mr. N. Selvaraj and Dr. Manosathi N. Masilamani.**

Recognition and Awards: The **Eminent Engineers Award** was presented to **Er. C.J. Raghunathan, Managing Director, Design Foundry Pvt. Ltd., and Er. C.M. Palaniappan, Managing Director and Chairman, C.M. Associate,** in recognition of their contributions and achievements.

Builders' Day Celebration and Member Welfare: The **Builders' Day Celebration** was organised at **The Banyan Meadows**, featuring cultural and musical programmes, sports competitions and fellowship activities. **Medical and educational financial assistance** was also extended to workers of members.

Festivals and Social Activities: **Saraswathi Puja and Ayudha Puja** were celebrated at the BAI and Buildmat offices. On **World Environment Day**, the Centre planted **over 200 saplings** at Corporation-owned sites in **Kalapatti and near the Athma Crematorium.**

Participation in BAI Meetings and National Programmes: The Centre participated in State-level meetings at **Nandankam, Dindigul, Kanyakumari and Coimbatore**, and national-level programmes at **Andaman, Raipur, Angamaly (Kerala) and Hyderabad.** A large delegation also participated in the **32nd National Conference held at Goa.**

Industrial Visits: Members visited **Wienerberger, Bangalore**, manufacturers of Porotherm bricks; factories manufacturing **Kaveri pipes and water tanks**; and the **Neyveli Lignite Mine**, gaining exposure to modern construction materials and industrial practices.

Engineers' Day and Seminar Programmes: The Centre participated in the **Engineers' Day Celebration of the Airport Centre**, where a Past Chairman and State Treasurer participated as Chief Guest. A **State-Level Seminar on Green Buildings**

was organised at the **Coimbatore Institute of Technology**, covering **Massive Buildings, Net Zero, TNCDR and TN RERA updates.**

The Centre also jointly organised a **Fire Safety Seminar with Muthu Fire and the Tamil Nadu Fire and Rescue Services, Coimbatore District Office**, at **NGP College**, further strengthening technical knowledge, professional unity and contribution towards the growth of the construction industry.

DELHI CENTRE

The **Builders' Association of India (BAI), Delhi Centre** continued its active role during **2025–26** in promoting the interests of the construction industry, strengthening coordination among North Zone Centres and maintaining interaction with Government authorities and industry stakeholders.

Regular Executive Committee Meetings and North Zone Coordination: During the year, the Centre organised **15 Executive Committee Meetings**, involving members from **Delhi, Haryana, Punjab, Uttarakhand, Jammu & Kashmir and Himachal Pradesh.** Construction industry issues, contractors' difficulties, membership growth, Government policies and organisational matters were regularly discussed.

Meetings with CPWD and Government Authorities: Senior members regularly met **CPWD, local authorities and Government departments** regarding contractors' issues. Representations were submitted to the **Director General, CPWD and other concerned officials** on the **Draft Enlistment Rules, 25-Year Affidavit and Defect Liability Clauses, Bidding Capacity Formula and other long-pending issues.**

75 Glorious Years Celebration of Delhi Centre: The Centre grandly celebrated its **75 Glorious Years**, showcasing its historical journey, milestones and contributions. Senior members and pioneers were honoured, and the celebration concluded with a **75th Anniversary Cake-Cutting Ceremony.**

Launch of North Zone 1st Members' Directory: The **North Zone 1st Members' Directory** was formally launched to promote communication, networking and collaboration among members and Centres of the North Zone.

Lifetime Achievement Awards: **Shri Bikramjeet Singh Ahluwalia, Shri Lal Chand Ralhan, Shri H.S.**

Pasricha, Shri R.N. Gupta, Shri Ashok Agarwal and Shri Surinder Kumar Sachdeva were honoured with **Lifetime Achievement Awards** for their outstanding contributions to the construction industry and BAI.

Felicitation of Vice Presidents: The Centre felicitated **Shri Rajiv Goel** for his distinguished tenure and contributions as outgoing **Vice President (North)** and **Shri Ram Avtar** on becoming the incoming **Vice President (North)**.

Felicitation of State Chairmen, Lady Members and Rising Stars: The State Chairmen of the North Zone, Rising Stars of BAI and Lady Members were felicitated for their contributions. Outstation guests were also warmly welcomed during the celebrations.

Business Meet-cum-Conference on New Labour Codes – 21st February 2026: The Delhi Centre organised a **Business Meet-cum-Conference at Bharat Mandapam, New Delhi**, on “The New Labour Code and its Impact on the Construction Sector.” **Dr. Onkar Sharma, former Labour Commissioner, Government of India**, delivered the keynote address. The programme also included an exhibition of products and services by leading companies.

Participation in All India MCGC Meetings: The Delhi Centre actively participated in all **MCGC Meetings organised by BAI Headquarters**, with MCGC Members and senior members contributing to National deliberations and activities.

Participation in 32nd All India Builders’ Convention: The Centre participated in the **32nd All India Builders’ Convention held from 7th to 9th January 2026 at Goa**, with approximately 40 members from the Delhi Centre and associated Centres.

Participation in State-Level and Other BAI Meetings: Senior members and representatives actively attended various **State-level meetings and programmes organised by different BAI Centres**, strengthening coordination and cooperation within the Association.

Partnerships, Non-Financial Support and Industry Collaborations: The Delhi Centre extended **non-financial and logo support** to several industry events, including:

- **ICEMA Annual Session 2025 – “Indian CE Industry: Accelerating towards Becoming Global Epicentre”, 7th August 2025, Hotel ITC**

Maurya, New Delhi.

- **Metalogic Annual Conference & Exhibition on “Make in Steel, Make in Bharat”, 26th August 2025, Hotel Le Meridien, New Delhi.**
- **8th Annual Airport Modernization Summit, 3rd and 4th September 2025, Welcome Hotel by ITC, Dwarka, New Delhi.**
- **Thai Solutions for India Projects – Business Matching B2B Meeting, 18th September 2025, The Leela Palace, Chanakyapuri, New Delhi.**
- **Fence Expo, 27th to 29th November 2025, Yashobhoomi, India International Convention Centre, Delhi.**
- **ACETECH Delhi 2025 Edition, 4th to 7th December 2025, Pragati Maidan, New Delhi.**
- **ICC Real Estate Summit 2026, 20th January 2026, Le Meridien, New Delhi.**
- **Two-Day India Infra Story – Chapter 1, 2026, 17th and 18th February 2026, ITC Maurya, New Delhi.**
- **Expo-cum-Conference & Awards of Build Connect 2026, 19th and 20th February 2026, Yashobhoomi, New Delhi.**
- **ICEMA 6th CE Finance Conclave, 25th February 2026, Hotel Le Meridien, New Delhi.**
- **Municipalika 2026 – 18th Edition, 25th to 27th February 2026, Bharat Mandapam, New Delhi, with support from the Ministry of Housing and Urban Affairs.**

Member Communication and Industry Awareness: The Centre maintained regular communication with members regarding Government policies, industry issues, meetings, seminars, exhibitions and other BAI activities, strengthening member awareness and participation.

Financial and Organisational Matters: The Centre maintained its records, accounts and reports and submitted them to **BAI Headquarters within the prescribed timelines**. The election process was completed in time and the election results were forwarded to **BAI Headquarters** for necessary action.

DHARAPURAM CENTRE

Dharapuram Centre and Aravind Eye Hospital,

Coimbatore, the Centre successfully organized 4 Eye Care Camps at Alangium High School, NCP Municipal High School, Velusamy Kamatchi Mandapam Alangiam, and Tamil Kalai MandramDharapuram. A total of 671 beneficiaries were screened through all camps. Out of these, 174 surgeries were advised and 87 surgeries were completed. The camps also identified 23 diabetic/unfit cases and 8 payment cases.

As part of its humanitarian service, BAI Dharapuram Centre arranged and provided food and refreshments to all patients selected for surgery, ensuring proper care and support throughout the programme.

Technical Seminar:As part of continuous professional development, BAI Dharapuram Centre conducted 1 Technical Seminar on 29th June 2025 at Arima Arangam, Udumalpet Road, Dharapuram. The seminar covered topics on “TN Combined Development & Building Rules” by Er. S. Rama Prabhu, Chairman - DTCP Committee, BAI Tamil Nadu and “Standard Contract Document & Data Calculation” by Er. P. Parameswaran, Chairman - Private Contractors Committee, BAI Tamil Nadu. The seminar witnessed enthusiastic participation from 8 BAI Centres including Kanchipuram, Kumbakonam, Madurai, Namakkal, Udumalpet, Palani, Theni and Dharapuram, along with members of the Civil Engineers Association. Lunch and participation certificates were provided to all attendees. The programme was highly successful in enhancing professional knowledge and inter-centre coordination.

Community Contributions:Demonstrating commitment to social responsibility, the Centre made 2 significant contributions. On 20.05.2024, a contribution of ₹ 50,000 was made to the Dharapuram Police Department for installation of CCTV cameras across Dharapuram town to strengthen public safety. Earlier, on 07.07.2022, the Centre donated ₹ 1,00,000 towards the establishment of the new Government Arts & Science College, Dharapuram.

Community Engagement:BAI Dharapuram Centre proudly participated in the Dharapuram Book Festival and took responsibility for 1 full-day programme on 22.09.2025 at Agam Public School, Dharapuram. The programme promoted community participation, literary and cultural awareness, and reading habits among the public.

BAI - State Level & All India Participation: The

Centre has been actively participating in all State-Level MCGC Meetings and the All India MCGC Meeting organized by HQ, thereby contributing to strengthening the Builders’ Association network and state-level policy discussions.

Dharapuram Centre remains committed to organizing impactful social welfare programmes, technical knowledge-sharing events, and active association initiatives for the benefit of society and the construction fraternity. **rq. Enclosures:** Event Photographs, Seminar Invitation, Supporting Documents.

DHULE CENTRE

Under the leadership of **Er. Ashish S. Agrawal, Chairman, BAI Dhule**, and **Shri Deepak E. Shelar, Secretary, BAI Dhule**, the Centre conducted various professional, social, technical and industry-related activities during 2025–26.

Newly Elected Body and Installation:The newly elected body of BAI Dhule Centre took charge on 1st April 2025, followed by an Installation Ceremony on 5th April 2025, both receiving media coverage.

Representations and Government Issues:On 24th April 2025, the Centre submitted an application to the District Industries Centre (DIC) for priority allotment of industrial plots in the proposed MIDC. On 2nd June 2025, representations regarding online plan approval issues through the BPMS System at Dhule Municipal Corporation were submitted to the Commissioner, Collector, Divisional Commissioner, Secretary, Urban Development and Minister of Urban Development.

BAI Meetings:Representatives participated in the 1st BAI Maharashtra State Meeting and Installation Ceremony on 25th April 2025, the 2nd BAI Western Region Meeting and 2nd MCGC Meeting at Raipur on 22nd–23rd August 2025, the 2nd West Zone Meeting at Mumbai on 8th October 2025, the 32nd AIBC Convention at Goa from 7th to 9th January 2026, and the Maharashtra State Meeting, Exhibition and Builder’s Day Celebration at Nashik on 27th February 2026.

Social and Welfare Activities:World Yoga Day was celebrated with UltraTech Cement on 21st June 2025. A Mega Blood Donation Camp was organised on 25th June 2025 in association with State Bank of India (SBI), Rotary Club and Rotaract Club. Independence Day was celebrated with labourers on 15th August

2025, along with a Tree Plantation Drive. Ganesh Utsav was celebrated with the Dhule Vyapari Mahasangh on 6th September 2025, while an Engineer's Day Blood Donation Camp was organised at SSVPS Polytechnic College, Dhule, on 15th September 2025.

Contractors' Pending Payment Issues: The Centre organised a Dharne Andolan on 4th July 2025, a joint meeting at Shirpur on 3rd August 2025, further protests on 13th August 2025, discussions with the Hon'ble Guardian Minister and Hon'ble MLAs on 14th August 2025, and a joint Dharne Andolan on 19th August 2025 regarding pending contractors' payments and grants. On 27th September 2025, the Centre submitted a memorandum to Hon. Devendraji Fadnavis, Chief Minister of Maharashtra; Hon. Jaykumar Raval, Guardian Minister; and Shri Anup Agrawal, MLA, regarding pending contractors' bills.

Technical and Professional Programmes: A Panel Discussion on MahaRERA Queries and Related Issues was organised on 5th July 2025 with Ar. Jyoti Chougule, Pune. On the same day, a session on Government Subsidies Available for Construction Materials Manufacturing was delivered by C.A. G. B. Modi, Dhule. An Engineer's Day Technical Lecture on "Practical Aspects of Energy Efficiency, Solar Energy and ECBC in Modern Buildings" was delivered by Er. Dr. Ajay Chandak, Dhule, on 15th September 2025.

International Study Tour: Members participated in an International Study Tour to Almaty, Kazakhstan, from 20th to 24th July 2025.

ArthSankalp 2026: On 4th February 2026, the Centre participated in/organised a discussion on the Union Government Budget 2026–27 under ArthSankalp 2026, led by C.A. Shriram Deshpande.

Builder's Day Celebration – 25th February 2026: BAI Dhule Centre celebrated Builder's Day 2025–26 on the theme "Viksit Bharat @ 2047 – Construction & Infrastructure Industry's Moment to Shine", with a special programme and technical session associated with Dr. Ajay Chandak. Senior members were also felicitated with Lifetime Achievement Awards, and the programme received media coverage.

Membership Growth: Membership increased from 234 as on 01/04/2025 to 256 as on 31/03/2026, with 22 new members added during the year.

DURGAPUR CENTRE

The Builders' Association of India (BAI), Durgapur Centre, had an active and eventful year during 2025–26, undertaking various organizational activities and actively participating in important BAI programmes at the Centre, Regional and National levels.

On 13th April 2025: The new term commenced with the installation of the Chairman of the BAI Durgapur Centre at **Hotel Citi Residency, Durgapur**. The event was graced by several esteemed dignitaries and senior BAI members from various Centres, including **Shri Paschim Barddhaman and MIP Panchayat and Rural Development Minister Shri Pradip Mazumdar**, as well as **Shri Rajender Singh Kamboh, BAI National President, Shri Narendra Kumar, BAI Vice President (East); Shri Pradip Kumar Chaudhury, BAI Trustee; and Shri Uttam Kumar Jana, BAI West Bengal State Chairman.**

On 20th October 2025: The Centre proudly celebrated **Builders' Day 2025–26** at **JAS Hotel** with the theme: "**VIKSIT BHARAT @2047 – CONSTRUCTION AND INFRASTRUCTURE INDUSTRY'S MOMENT TO SHINE.**"

On 21st November 2025: The Centre participated in the **3rd GC/MC Meeting held at Angamaly, Kerala.** From 7th to 9th January 2026: **Seven members** of the Durgapur Centre attended the **BAI Convention held at Goa.**

On 30th January 2026: The **37th Annual General Meeting of the Durgapur Centre** was held. During the meeting, a **new committee for the year 2026–27** was elected, marking an important transition for the Centre.

The Centre actively participated in the **GC/MC Meetings during the year of 2024–25.**

During the year, the Centre also submitted its **Annual Report and Audited Accounts for 2024–25** within the stipulated time.

As I conclude my term as Chairman, I express my heartfelt gratitude to all the members of BAI Durgapur Centre, to our fellow Centres across the country, and to the National Leadership for their constant support, guidance and cooperation extended to us throughout the year.

ERODE CENTRE

The Builders' Association of India (BAI), Erode

Centre commenced its activities for 2025–26 with the installation of its new office bearers on 18th April 2025, in the presence of the BAI South Zone Chairman and BAI National Vice President, along with Centre office bearers and members.

Office Bearers 2025–26: Chairman – P. Mohan; Vice Chairman – P. Udhayakumar; Secretary – R. Ragu; Joint Secretary – S. Vadivel; Treasurer – R. Senthamarai.

During the year, the Centre conducted 12 Regular Monthly and Executive Meetings and actively participated in State Level MCGC Meetings at Chennai, Dindigul and Kanyakumari. The Centre also attended all MCGC Meetings organised by BAI Headquarters, with active participation of its Office Bearers and General Council Members.

On 26th May 2025, during the Second Monthly Regular Meeting, representatives of Colofunds Insurance Broking Pvt. Ltd. delivered a technical presentation on “An Insight on Surety Bond” and “Contractors All Risk Insurance.” Membership certificates were presented to new members Mr. Anandhavan and Mr. Mohanraj.

The Centre organised several technical, awareness and welfare programmes, including a Health Awareness Programme by Dr. P. Selvakumar, “Naturopathy for a Healthy Lifestyle” by Dr. C. Venkatesan, “The Journey – Towards Purpose of Life” by Mr. J.C. Chandra Kumar, and a session on “Provident Fund & Primary Scheme” by Mr. A. Senthil. A special GST session was also conducted by Mr. Ravindran, Association Member and Auditor.

Independence Day was celebrated on 15th August 2025 with a Flag Hoisting Ceremony and Blood Donation Camp, during which 40 units of blood were collected. Former Army personnel were invited and honoured.

From 30th September 2025 onwards, the Centre organised full body health check-up camps for members and their spouses, promoting health awareness and welfare.

A major highlight was the 40th Annual Day Celebration held on 28th December 2025, attended by around 180 members and nearly 500 family members, along with members from 8–9 Centres. The programme was organised in association with the Erode City Civil Services Club and Erode Foundation.

A Republic Day Flag Hoisting Ceremony was conducted on 26th January 2026, with members participating in paying tribute to the nation’s freedom fighters and martyrs.

Throughout 2025–26, BAI Erode Centre remained actively engaged in membership development, regular meetings, technical and awareness programmes, health and welfare initiatives, national celebrations and participation in State, National and All India Level BAI Meetings, reflecting the continued commitment of its Office Bearers, General Council Members and members.

HYDERABAD CENTRE

On 7th April 2025 The Installation Ceremony of BAI Hyderabad Centre was held along with the Chairmen of all Centres of Telangana State. The Installing Officer was Sri D.V.N. Reddy, Vice President, BAI. He was also felicitated on the occasion.

New Office Bearers for 2025-26: Sri. S. Srinivas Rao – Chairman Sri. N. Janardhan Rao - Vice Chairman Sri. B. Srikanth Reddy – Secretary Sri. Bikram Singh - Joint Secretary Sri. Ashwin Kumar Tyagi – Treasurer.

On 10th May 2025: Solidarity Rally was organized by BAI Hyderabad Centre against the terrorist attack and killing of tourists at Pahalgam. Members participated in large numbers to express solidarity with the nation.

JUNE 2025: The Centre attended the BoCE (Board of Chief Engineers) Meeting and submitted a representation requesting an increase of 15% in the Schedule of Rates (SoR) to address rising input costs in the construction sector.

JULY 2025: The Executive Committee reviewed industry issues including pending payments, tender conditions and GST matters. It was resolved to meet Heads of Departments and District Collectors with representations to resolve payment-related problems.

On 15th August 2025: Independence Day was celebrated at the BAI Office premises. National Flag was hoisted followed by an informal meeting with members.

SEPTEMBER 2025 TO DECEMBER 2025: During this period, the Centre continued follow-ups on payment issues and tender reforms. Member interactions and

coordination with State leadership were maintained. The Executive Committee monitored progress on representations submitted to various departments.

On 26th January 2026, the BAI Hyderabad Centre celebrated Republic Day at the BAI Office premises. The National Flag was unfurled by Sri S. Srinivas Rao, Chairman, followed by an informal meeting with the members.

On 27th February 2026, the BAI Hyderabad Centre extended full support to the MC/GC Meeting conducted by BAI Nalgonda Centre. Builders' Day Awards were presented during the Welcome Dinner.

MARCH 2026: Year-end review of Centre activities, membership and financial matters was carried out. Preparations for the Annual Report and accounts were finalized.

The BAI Hyderabad Centre has conducted 8 Executive Committee meetings in the year and discussed on various issues, like payments, tenders, GST, etc., During the meeting members suggested that we meet the HoDs of all the departments, and the District Collectors and give representations to solve our payment problems.

The financial year 2025-2026 was a year of active engagement, representation and unity for BAI Hyderabad Centre.

KALPAKKAM CENTRE

Installation Ceremony: On 11th May 2025, the Installation Ceremony of the 2025–2026 Office Bearers of BAI Kalpakkam Centre was held at KVM Mahal, Chengalpattu, under the leadership of All India Past President & Trustee Shri Bhishma R. Radhakrishnan, in the presence of BAI State President Shri K. Venkatesan and national and state-level executives.

Kajaria Tiles Business Meet: On 22nd June 2025, the Kajaria Tiles Business Meet, organised by Aruna Tiles, was successfully held at KVM Mahal with the participation and support of Centre members.

General Body Meeting and Technical Seminars: On 21st July 2025, the 3rd General Body Meeting was held along with a Technical Seminar organised by Supreme Pipes at Downtown Building, Mahindra City. On 6th August 2025, a Technical Seminar in association with Birla Opus Paints was organised at KVM Mahal through the initiative of Shri Ravikumar of KRK Associates.

Independence Day Celebration: On 15th August 2025, Independence Day was celebrated at the Panchayat Union Primary School, Veerakuppam Village. Sports uniforms and gifts were distributed, a new main gate was donated to the school, and tree saplings were planted with the students. The Centre's social service activities received special recognition during the Gram Sabha meeting.

DTCP-CMDA Technical Seminar: On 12th September 2025, a seminar on updated DTCP-CMDA rules and regulations was organised in the presence of State President Shri K. Venkatesan, Chengalpattu District Assistant Director of Town Planning Shri Rahul Kumar, and DTCP-CMDA Committee Chairman Shri Ram Prabhu. More than 100 registered engineers and engineering students participated.

Engineers' Day Celebration: On 15th September 2025, Engineers' Day was celebrated at the Panchayat Union Primary School, Thirumani, in the presence of Shri Ramesh Babu and Shri Ramesh Kumar. The programme included cake cutting, tree plantation and distribution of sports uniforms and gifts to students.

The Centre also actively participated in every Technical Seminar organised by the Southern Centre.

Builders' Day Celebration: On 4th November 2025, Builders' Day was celebrated at KVM Mahal in the presence of Chief Guest Shri Bhishma R. Radhakrishnan, then National Vice President Shri Raghunathan, State President Shri K. Venkatesan, Former National President and Trustee Shri M. Mohan, State Secretary Shri Santhakumar and DTCP Committee Chairman Shri K. Ram Prabhu. Centre Office Bearers, members and over 250 construction workers participated.

State-Level Core Committee Meeting: On 18th February 2026, the Centre participated in the State-Level Core Committee Meeting at Kanchipuram, attended by the Centre Chairman along with Chairman-Elect Shri Manmadhan.

75th Platinum Jubilee Celebrations: On 8th March 2026, more than 30 members and their families participated in the 75th Platinum Jubilee Celebrations of the Southern Centre held at the Chennai Trade Centre, Nandambakkam.

Participation and Membership Growth: BAI Kalpakkam Centre actively participated in all four

MC/GC Meetings at the State and All India levels. During the year, the Centre also welcomed 10 new Patron Members.

KANCHIPURAM CENTRE

Organisational Meetings: During 2025–2026, BAI Kanchipuram Centre conducted 12 Executive Committee Meetings, from the First Executive Committee Meeting on 21st April 2025 to the Twelfth Executive Committee Meeting and Annual General Body Meeting on 31st March 2026 at the BAI Kanchipuram Centre Building, Kancheepuram. The Centre also conducted 5 General Body Meetings during the year.

Installation Ceremony: The Induction and Installation Ceremony for 2025–2026 was held on 4th April 2025, marking the commencement of the new term.

Social and Environmental Activities: On 17th May 2025, the Centre participated in the Kancheepuram Varadharaja Perumal Koil Festival, distributing buttermilk and water to around 400 people. The Centre also participated in the Thirupani Programme on 29th June 2025.

Tree Plantation Programmes were organised on 15th August 2025 and 13th September 2025 at the Municipal School, Kanchipuram and Ezhumalai Nagar, Kanchipuram. The Centre received a Planting Trees Certificate during the State MC/GC Meeting held at the Kanyakumari Centre.

Professional and Technical Activities: An Engineers' Meet was organised on 18th August 2025, followed by participation in the Maha Cement Meeting at GRT Hotel on 25th August 2025. An UltraTech Meeting was held on 24th December 2025.

A Technical Meet in association with RERA was organised on 2nd February 2026, with Shri S. Ramaprabhu, DCP Committee Chairman, as the Chief Guest. A Sponsorship Meeting on Flash Memory Information Technologies was held on 23rd February 2026, followed by an UltraTech Technical Meeting on 28th March 2026.

Factory Visits and Industrial Exposure: A Factory Visit to Samalkot was organised on 25th October 2025, benefiting around 60 members. Another Factory Visit to UltraTech Cement Company was organised on 11th March 2026.

Skill Development and Member Welfare: A Labour

Skill Development Programme was conducted on 5th December 2025. The Centre also arranged a Group Accident Insurance Policy for all Centre members.

Celebrations and BAI Activities: The Centre celebrated Builders' Day on 19th November 2025. Members also participated in the Silver Jubilee Celebration of BAI Mysore Centre on 13th December 2025 and the BAI Convention held at Goa.

KANYAKUMARI CENTRE

During 2025–26, the Centre remained actively engaged in organisational, technical, social and BAI activities.

The 1st Executive Committee Meeting was conducted on 1st April 2025 at Kurinchi Hall, followed by the Installation Ceremony on 6th April 2025 at YR Mahal, supported by TM Builders, Wins Aluminium, Royal Marble and JR Builders.

The Centre participated in the Thoothukudi Centre Installation Ceremony on 7th April 2025, TVL–TUT–KK Inter-Centre Meeting on 14th April 2025, and the Chennai Centre Installation Ceremony and 1st State Level Meeting on 16th April 2025.

The 1st Subscription Advisory Meeting was held on 21st April 2025 at MJ Hall. The Grand Opening of the Stephyjoy Office was organised on 25th April 2025 at W.C.C. Road, Nagercoil, followed by discussions with the City Planning Officer, Nagercoil Corporation, on 30th April 2025.

On 7th May 2025, the Centre attended the Grand Opening Ceremony of Pipe N Tiles at Eraniel and organised the 1st Technical Meeting, supported by Pipe N Tiles. The 2nd Subscription Advisory Meeting was held on 8th May 2025 at Kurinchi Hall, with the EC Meeting sponsored by Er. John Leeban. The Centre also participated in the TVL Centre Installation Ceremony on 9th May 2025 and the Grand Opening Ceremony at Thovalai on 16th May 2025, supported by Sun Industries.

The Centre participated in Aarpattam at Nagercoil on 21st May 2025 and a Shop Opening Ceremony on 22nd May 2025. A Past Chairman Meeting was held on 24th May 2025 at MJ Hall, followed by the Build Expo Advisory Meeting on 29th May 2025 at M/s. Prem Construction site.

The Centre participated in the Tenkasi Centre Installation Ceremony on 5th June 2025. On 26th June

2025, an application regarding material-related problems affecting the construction industry was submitted to the District Collector. The Centre also participated in the Inter-Centre Cricket Tournament and Validity Function at Thoothukudi on 29th June 2025.

Independence Day was celebrated on 15th August 2025 at St. Charles School, Pambanvilai, while Forestation Day was observed on 15th September 2025 at Lutheran Primary School.

The Build Expo Advisory Meeting was conducted on 1st September 2025 at Subam Hall. The Build Expo Inaugural Function was held on 19th September 2025 at Perumal Mandabam, followed by the Build Expo Validity Function on 21st September 2025. A State Level Conference Advisory Meeting was held on 29th September 2025 at Kurinchi Hall.

On 7th October 2025, members undertook a Levit Cable Factory Visit covering Reethapuram and Vellimalai areas. The Centre participated in the 3rd State Level Meeting at Hotel Viswa Grand on 13th and 14th October 2025. A Deepavali Meeting was held on 26th October 2025 at S.P. Resort, sponsored by Er. Paramesh.

The Centre participated in the Nazareth Centre Installation Ceremony at Anand Mahal on 5th November 2025 and the 3rd National Meeting at Angamali, Kochi, on 20th and 21st November 2025.

A Christmas Celebration and Family Meeting, along with a Medical Camp, was organised on 14th December 2025 at Anand Mahal. A Past Chairman Meeting was conducted on 2nd January 2026, followed by a Family Tour to Coorg from 14th to 18th January 2026.

The Centre attended the Tri Grand Festival at Anand Mahal on 29th January 2026 and the RRM Marble & Granites Opening on 1st February 2026.

The Centre participated in the 4th State Level MC/ GC Meeting at Coimbatore on 13th and 14th March 2026. The 5th Executive Committee and Cash Sponsor Meeting was held on 16th March 2026 at VIP Gym, Chettikulam, in connection with the proposed purchase of new land.

The year concluded with the Foundation Stone Laying Function on 30th March 2026.

Meetings and Organisational Participation: During the year, the Centre conducted 9 Sponsor Meetings,

9 Technical Meetings, 4 State Level Meetings and 5 Executive Committee Meetings. The Centre also actively participated in National and State-level meetings, Inter-Centre activities, installation ceremonies, Build Expo programmes and other BAI events.

The Annual Accounts and Election Results were also submitted to BAI Headquarters within the stipulated time.

KARNATAKA (BENGALURU) CENTRE

On 2nd April 2025: The new team of Office Bearers assumed charge at the BAI Office premises. The **1st Executive Committee Meeting** was also held, with the introduction of Executive Committee, General Council and Managing Committee Members and discussions on co-opted members, invitees and Sub-Committee Chairmen.

On 16th April 2025: The **Installation Ceremony of the New Office Bearers** was held at Koramangala Club. **Sri B. Seenaiiah, Past President, BAI**, was the Chief Guest; **Sri H.N. Vijaya Raghava Reddy, Past President, BAI**, was the Installing Officer; **Sri D.V.N. Reddy, Vice President, South Zone-I, BAI**, and **Sri N. Subramanya, State Chairman, Karnataka, BAI**, were Guests of Honour. **Sri H.N. Vijaya Raghava Reddy** installed **Sri K.J. Ravindra as Chairman** along with the new team and administered the oath of office. **Sri V.L. Muniraja, Immediate Past Chairman**, welcomed the dignitaries, while **Sri K. Manoj, Outgoing Hon. Secretary**, presented the activity report and **Sri K.N. Revanna, Hon. Secretary, BAI**, proposed the vote of thanks.

On 23rd August 2025: The Centre received the **“Best Image Building Activities Award for 2024–25”** during the **2nd MC & GC Meeting at Raipur**, in recognition of its sustained efforts to enhance the image and visibility of BAI.

On 29th October 2025: As part of **Builders’ Day 2025**, an **Artisans’ Honouring Programme** was organised at Builders’ NGV Club, Koramangala, wherein **96 artisans** were honoured. **Dr. H.N. Gopala Krishna, IAS, Commissioner of Labour, Government of Karnataka**, was the Chief Guest. **Sri K. Subramani, Trustee, BAI**, and **Sri H.N. Vijaya Raghava Reddy, Past President, BAI**, were Guests of Honour. **Sri K.J. Ravindra, Chairman**, presided over the function. Sports activities and prize distribution were also organised.

On 28th November 2025: The **Builders' Day Celebration 2025** was held at Builders' NGV Club. **Sri Ramalinga Reddy, Hon'ble Minister for Transportation and Muzrai, Government of Karnataka**, was the Chief Guest. **Sri N. Subramanya, State Chairman, Karnataka, BAI; Sri K. Subramani, Trustee, BAI; and Sri H.N. Vijaya Raghava Reddy, Past President, BAI**, were Guests of Honour. **Sri K.J. Ravindra, Chairman**, presided over the function. The **Senior Builders Awards** were conferred upon **Sri K.S. Someshwara Reddy, Managing Partner, Neev Avantgarde Group**, and **Sri G.M. Ravindra, Managing Director, RKS Infratech Pvt. Ltd.** **Sri K. Manoj, Chairman, Builders' Day Committee**, presented the Builders' Day Theme and **Sri K.N. Revanna, Hon. Secretary**, proposed the vote of thanks.

On 11th December 2025: The Centre organised the **BAI Conference at EXCON 2025** at BIEC, Bengaluru, on "**Emerging Technologies in Construction & Infrastructure Sector.**"

On 19th December 2025: The **Engineering Diary 2026** was released during the **8th Executive Committee Meeting**, which also reviewed arrangements for the forthcoming Annual General Meeting.

On 30th January 2026: The **Annual General Meeting** of the Centre was held at Builders' NGV Club.

During the year, the Centre conducted **10 Executive Committee Meetings** at the BAI Office premises and Builders' NGV Club, Bengaluru, for reviewing activities, planning programmes and taking important organisational decisions.

The latest membership position of the Centre was: **Patron Members – 771, Renewal Members – 5, New Members – 3, Affiliated Membership – 1; Total Membership – 780.**

KODUNGALLUR CENTRE

The **BAI Kodungallur Centre**, though modest in size, has remained committed to strengthening fellowship among its members and promoting the objectives of the **Builders' Association of India**. Throughout the year, the Centre focused on fostering unity, mutual understanding and professional networking through regular informal get-togethers organised at the offices and residences of members.

The Centre has also been conducting its **General**

Body Meetings once every three months, in accordance with the Association's guidelines. These meetings provided a platform to review the activities of the Centre, discuss matters concerning the construction industry and deliberate upon future initiatives.

As some of the members are presently engaged in projects outside the city, the Centre's participation in certain regional and national BAI programmes has been limited. However, efforts are being made to strengthen the Centre by enrolling at least **ten new active members**, which will enhance its membership base and facilitate greater participation in BAI activities at various levels.

The members of the Centre have continued to contribute to society through various charitable and community service initiatives. The Centre now proposes to undertake such activities collectively under the banner of **BAI Kodungallur Centre** and, wherever possible, in association with other BAI Centres, thereby creating a greater and more meaningful social impact.

The spirit of mutual support and cooperation among the members has always been one of the Centre's key strengths. Efforts are being made to further strengthen this bond by developing a more organised system for sharing knowledge, professional guidance and assistance among members.

With a clear vision for growth, stronger member engagement and increased participation in the activities of the Association, the **BAI Kodungallur Centre** remains committed to building a more vibrant, united and active Centre.

The Centre sincerely expresses its gratitude to the **BAI Headquarters, Regional Committee and all members** for their continued guidance, cooperation and support.

EASTERN (KOLKATA) CENTRE

The BAI Eastern (Kolkata) Centre celebrated an active and memorable year during 2025–26, with the major highlight being its 75th Anniversary (Platinum Jubilee) Celebrations.

75TH ANNIVERSARY AND INSTALLATION CEREMONY :- The 75th Anniversary Celebrations were inaugurated on 26th April 2025 at Raajkutir, Swabhumi, Kolkata. Dr. Shashi Panja, Minister-in-Charge, Industry, Commerce and Enterprises,

Government of West Bengal, was the Chief Guest. Shri R.S. Kamboh, National President, addressed the gathering, while Shri S.K. Basu, Past National President, highlighted the Centre's 75-year journey. Shri Amlan Kumar Biswas, Chairman, presented an audio-visual programme in the presence of Trustees of East Zone and the State Chairman, West Bengal.

The new Executive Committee was subsequently installed by Shri R.S. Kamboh, National President, in the presence of members from Kolkata, Durgapur and Haldia Centres.

MEDICAL, SOCIAL AND INDUSTRY ACTIVITIES :-A Medical Check-up Camp for Construction Workers was organised on 31st May 2025 at the International Management Institute construction site, Kolkata, benefiting around 115 workers. The programme was organised with Calcutta Medical Research Institute (CMRI) and attended by Shri Pradeep Kumar Chowdhury, Trustee East.

The Centre jointly organised the ABCD Business Connect Exhibition and Conclave from 20th to 22nd June 2025 at Viswa Bangla Convention Centre, New Town, Kolkata, inaugurated by Shri Amlan Kumar Biswas, Chairman, in the presence of Ar. Dulal Mukherjee.

The Centre also participated as Building Partner in the Concrete & Construction Technology Summit and Steel Structure Technology Summit on 25th and 26th June 2025, where Shri S.K. Basu, Past National President, participated as a panel speaker on Smart Concrete & Intelligent Structures. Seven exhibition stalls were booked by Centre members.

A Blood Donation Camp, jointly organised with SAP Group, was held on 2nd July 2025, with 42 donors participating.

Annual General Meeting and Government Representation :- The 75th Annual General Meeting was held on 11th August 2025 at Mandermani, Purba Medinipur, where the Annual Report and Audited Accounts for 2024-25 were approved.

On 28th August 2025, the Centre participated in a meeting with the Labour Department, Government of West Bengal, regarding the Shramashree Scheme, 2025, concerning rehabilitation and livelihood opportunities for distressed migrant workers.

Engineers' Day and Media Interaction :- A Press

Meet was organised on 12th September 2025 at Lalit Great Eastern Hotel, Kolkata, highlighting BAI activities and issues faced by the construction industry.

The Centre celebrated Engineers' Day on 15th September 2025 at Lalit Great Eastern Hotel, Kolkata. Shri R.S. Kamboh, National President, was the Chief Guest, while Shri S.K. Basu, Past President, addressed the gathering on BAI and its activities. Shri Sudip Kumar Dutta, GC Member and Past Chairman, deliberated on the Engineers' Day theme. Senior officials and professionals from CPWD, PWD, HRBC, MBL, PHE and other organisations were felicitated.

New Office Premises:-The Centre purchased a new office at Chowringhee Court, 55 Chowringhee Road, 1st Floor, Space No. 10, Kolkata – 700071, which was registered on 8th August 2025, following the sale of the old office at Sudder Street.

A ceremonial Puja was organised at the new office in the presence of senior members including Shri S.K. Basu, Ashoke Kumar Samanta, Sudip Kumar Dutta and Sanjay Dasgupta.

The new BAI office was formally inaugurated on 30th March 2026 by Shri S.K. Basu, Past President of BAI, followed by a fellowship dinner hosted by Shri Amlan Kumar Biswas, Chairman.

Builders' Day and Family Activities :- Builders' Day Celebration 2025 was organised on 19th December 2025 at the new office premises on the theme "Viksit Bharat @ 2047 – Construction and Infrastructure Industry's Moment to Shine." Shri S.K. Basu, Past President, was the Theme Speaker.

A Family Picnic was organised on 24th December 2025 at Makardah, Howrah, with games and competitions for members and their families.

Joint Industry Initiatives and Platinum Jubilee Conclusion

A joint leadership meeting with Federation of Contractors Association (FOCA), PHE West Bengal and other associations was organised on 29th January 2026, where Shri S.K. Basu, Past President, was the Theme Speaker. The meeting resolved to jointly address construction industry issues in West Bengal.

The Concluding Ceremony of the 75th Anniversary Celebrations was organised on 29th March 2026 at

Rotary Sadan, Kolkata. Shri Tathagata Roy, Hon'ble Former Governor of Tripura and Meghalaya and Former Chief Engineer (Design), Metro Railway, Kolkata, was the Chief Guest. Shri S.K. Basu, Past President of BAI, was the Keynote Speaker, while Shri Amlan Kumar Biswas, Chairman, welcomed the guests and presented a summary of the year-long Platinum Jubilee activities.

During the 8th > 0 K 9, Shri Satinath Samanta, Administrative Officer, was presented with a Lifetime Award for his dedicated service of 42 years to the Association.

A panel discussion on construction industry issues in West Bengal was subsequently organised with participation from FOCA, PHE Contractors (Civil) Association, KMDA Contractors Association and contractors from various districts of West Bengal. The discussion was led by Shri S.K. Basu, resulting in the formation of a Joint Action Forum.

Throughout the year, the Eastern (Kolkata) Centre successfully combined organisational development, professional programmes, industry representation, worker welfare, social initiatives and fellowship activities, making its 75th Anniversary Year a landmark chapter in the history of the Centre.

KOTTAYAM CENTRE

Over the past year, BAI Kottayam Centre conducted 12 monthly meetings of the Executive Committee along with Centre members to discuss and review various construction-related issues and BAI administrative activities.

On 6th June 2025: The new Chairman and Managing Committee of BAI Kottayam Centre were installed at Backwater Ripples Resort, Kumarakom, Kottayam. Hon'ble Shri V. N. Vasavan, Minister for Ports, Co-operation and Devaswoms, Govt. of Kerala, graced the occasion as the Chief Guest. During the ceremony, 4 new members were inducted into the Centre: Shri Deepu K. Thomas Shri N. K. Abraham Shri Dinesh Chandrashekar Shri Ruben C. Sunny.

On 26th September 2025 -BAI Kottayam Centre members conducted mock interviews for final-year Civil Engineering students at Amal Jyothi College of Engineering, Kanjirapally. This initiative provided students with real-life exposure and interview practice.

On 3rd & 4th February 2026 - Builders' Day was celebrated at Vizhinjam, Kerala. As part of the celebrations, a 26-member team from BAI Kottayam Centre visited the Port of Vizhinjam, operated by Adani Ports, Thiruvananthapuram.

The team had detailed interactions with the Port CEO, Captain, and other officials. Members were also given a tour of the port on a tug boat, which provided a unique view of the natural harbour.

This was an excellent opportunity for members to understand port operations, capabilities, and business growth opportunities in the region. The event aligned with the core theme of Viksit Bharat @ 2047. February 2026.

As part of the Students' Chapter initiatives and the MoU signed between BAI Kottayam Centre and Amal Jyothi College of Engineering, Kanjirapally, a construction site visit and Ready-Mix Concrete plant visit was organized for Civil Engineering students.

The annual accounts and report were submitted to the Headquarters within the prescribed timeframe.

Throughout the Year:- Members of BAI Kottayam Centre, along with Past National Vice President Shri John Paul, attended the BAI National Convention at Goa as well as the MC/GC meetings.

KUMBAKONAM CENTRE

During the year, the Centre functioned under the leadership of Er. K.G. Ravindran, B.Tech., Chairman, supported by Er. V. Rameshkumar, Hon. Secretary; Er. R. Govindan, Hon. Treasurer; Shri M.R. Selvam and Shri P.R.M. Rengamani, Vice Chairmen; Er. M. Balamurugan, Hon. Jt. Secretary; Er. R. Venkatesan and Er. K. Gandhi, G.C. Members; and Er. C. Elangovan, Immediate Past Chairman.

Assumption of Office and Installation :- The year's activities commenced with a Special Board Meeting on 5th April 2025 at the Centre's Trust Building to discuss arrangements for the Installation Function. The Centre attended the BAI Thanjavur Centre Installation Function on 6th April 2025.

The Installation Function of BAI Kumbakonam Centre Office Bearers was held on 23rd April 2025 at RAS Residency, Kumbakonam, where Bhishma Thiru R. Radhakrishnan, Former National President, installed the new Centre Chairman. Distinguished leaders including Thiru Mu. Mohan, Former All India President; Shri K. Venkatesan, State Chairman;

Thiru V. Rajagopal, Former National Trustee; Shri M. Thirisangu, Former National Trustee; and Shri M. Iyappan, Immediate State Chairman, attended and delivered felicitation addresses.

Meetings and Organisational Activities:-The Centre conducted six Board Meetings, seven Regular Meetings and one Special Board Meeting at the Centre's Trust Building, providing a platform for organisational review and coordination. The Audited Statement was submitted to BAI Mumbai Headquarters and the State Office on 3rd May 2025.

The Centre also participated in the Grand Trio Function of BAI Southern Centre, Chennai, comprising the Installation Function, 75th Jubilee Celebration and the First State-Level GC/MC Meeting.

Participation in BAI Meetings:-The Centre actively participated in the First National-Level GC/MC Meeting at Andaman & Nicobar Islands, 2nd State-Level GC/MC Meeting at Dindigul, 3rd State-Level GC/MC Meeting at Kanyakumari, 3rd All India GC/MC Meeting at Angamaly, Kerala, Core Committee Meeting at Kanchipuram, and the 4th State-Level GC/MC Meeting at Coimbatore, Anaikatti, S.R. Jungle Resort.

Members also attended the 32nd All India Builders' Convention at Goa from 7th to 9th January 2026, the Core Committee Meeting at Kanchipuram on 18th February 2026, and the Platinum Jubilee Celebration of BAI Southern Centre on 8th March 2026.

Industry Issues and Representations :- On 12th May 2025, the Centre participated in a protest organised by the Kumbakonam Building Technocrats Association against the increase in prices of M-Sand, jelly and cement. Members also participated in online meetings regarding grievances relating to PWD, WRD/Data, Highways, Local Administration, DRDA/SIDCO, Mines & Minerals, DTCP, RERA, Real Estate, Green Building, Private Contracts and Archaeological Departments.

The Centre also participated in the BAI Orientation Programme conducted online by Shri Rajiv John, Executive Secretary, BAI Mumbai Headquarters.

On 27th February 2026, representatives of the Centre met Thiru M. Dhayanidhi Maran, Member of Parliament, and submitted a representation regarding problems faced by the construction industry.

Professional and Social Activities:-Nearly 40 members visited Aravind Ceramics Tiles Industries, Saliyamangalam, Thanjavur, on 24th June 2025, gaining knowledge about tile production and manufacturing.

On 15th September 2025, the Centre organised an Engineers' Day Tree Plantation Programme at the Town Higher Secondary School Ground, commemorating Mokshagundam Visvesvaraya. A total of 50 saplings were planted in the presence of former Chairmen.

The Centre also attended the Maha Build Expo organised by UltraTech Cement Company, the Builders' Day Celebration and 2026 Diary Release Function of BAI Thanjavur Centre, and the State Diary 2026 Release Function and Committee Meeting at Trichy.

Celebrations and Fellowship:-The Centre organised a New Year Celebration in connection with its 5th Regular Meeting at the Centre's Trust Building and celebrated Republic Day on 26th January 2026 at the Trust Building.

Conclusion:-The Centre remained actively engaged throughout 2025-26 through regular Board and member meetings, participation in State and National BAI programmes, industry representations, professional visits, environmental initiatives, national celebrations and fellowship activities. The Centre's active participation in the 4th State-Level GC/MC Meeting held at Coimbatore, Anaikatti, S.R. Jungle Resort, on 13th and 14th March 2026 marked an important concluding State-level activity of the year.

MADURAI CENTRE

17 April 2025: Participated in the 1st State MC/GC Meeting at Trade Centre, Chennai, with Former Presidents, Office Administrators and General Committee Members.

- **29 April 2025:** Participated in the one-day General Strike against the hike in M-Sand and Jelly rates at Palanganatham, Madurai, along with the Centre Chairman, Secretary, Past Chairmen, Executive Committee Members and members.
- **7 May 2025:** Organised the Installation Function of New Office Bearers at V-Grand Hotel, Madurai, in the presence of National

President Shri Rajendra Singh Kamboh and State Chairman Er. K. Venkatesan. The Office Bearers were installed by **Bhisma Seva Rathna Shri R. Radhakrishnan, Past National President & Trustee,** with **Shri M.U. Mohan** also gracing the occasion.

- **19 June 2025:** Conducted an **Eye Camp** at the PWD Office Campus, inaugurated by the **Chief Engineer, Buildings,** with around **300 members and members of the public** participating.
- **18–19 July 2025:** Participated in the **2nd State MCGC Meeting at Dindigul,** with Former Presidents, Office Administrators and General Committee Members.
- **15 August 2025:** Celebrated the **79th Independence Day** at the BAI Madurai Centre Office.
- **27 August 2025:** Celebrated **Vinayagar Chaturthi** at the Centre Office with the participation of Executive Committee Members.
- **8 September 2025:** Conducted a **Technical General Body Meeting on MSME & Udyam Registration** at Metropole, Madurai.
- **15 September 2025:** Organised **Tree Plantation and Engineers' Day Commemoration Camp** at Kattupuli Nagar, Madurai, in the presence of the **Madurai District Collector.**
- **28 September 2025:** Centre Chairman, Secretary and Office Bearers participated in the **Grand Opening of Havenbath Solutions.**
- **30 September 2025:** Celebrated **Saraswathy Pooja** at the Centre Office.
- **10 October 2025:** Participated in and inaugurated the **Grand Opening of Steel Bazaar Factory, Vandiyur, Madurai.**
- **13–14 October 2025:** Participated in the **3rd State MCGC Meeting at Kanyakumari,** along with Former Presidents, Office Administrators and General Committee Members.
- **25 November 2025:** Conducted the **3rd Technical General Body Meeting** at Metropole, covering **TNCDBR Updates, TNRERA Updates and Green Building Concepts.**
- **26 December 2025:** Held the **Grand Release Function of the BAI Madurai Centre Diary**

during the 4th General Body Meeting at Hotel Metropole, Madurai.

- **7–9 January 2026:** Chairman, Secretary and General Council Members participated in the **All India 32nd Convention at Goa.**
- Participated in a **DMK Consultation Meeting** to represent various issues concerning the **construction sector.**
- **18 February 2026:** Participated in the **State-Level MCGC Core Committee Meeting at Kancheepuram.**
- **22 February 2026:** Chairman, Secretary and General Council Members participated in the **State-Level Green Building Seminar at Coimbatore.**
- **6 March 2026:** Conducted an **Engineering College Students' Competition** at Thiagarajar Engineering College, Madurai, as part of the **Builders' Day Function.**
- **4th State MCGC Meeting:** Participated in the **4th State MCGC Meeting at Anaikatti, Coimbatore,** with Former Presidents, Office Administrators and General Committee Members.
- **20 March 2026:** Hosted the **Virudhunagar BAI New Centre Installation Function** at Sri JB Hotel, Virudhunagar.
- **26 March 2026:** Conducted the **5th General Body Meeting and Builders' Day Function** at Metropole, Madurai, graced by **Shri N. Ramalingam, Chairman-elect,** as Chief Guest.

ORGANISATIONAL ACTIVITIES

- The **Madurai Centre Chairman and MCGC Members** attended **four MCGC Meetings** at BAI Headquarters.
- Elections for **GC Members and Office Bearers** were completed as per schedule and results forwarded to BAI Headquarters.
- During the year, the Centre conducted **8 Executive Committee Meetings and 5 General Body Meetings,** with the active participation of the Chairman and all Office Bearers.

MUMBAI CENTRE

Mumbai, the financial capital of India, continues to

remain one of the country's foremost centres of economic activity, urban development and infrastructure growth. The Mumbai Metropolitan Region (MMR) is undergoing a significant transformation, driven by large-scale investments in mass transit, roads, bridges, tunnels, coastal connectivity and regional infrastructure. Major projects such as the Mumbai Metro network, Mumbai Coastal Road, Mumbai Trans Harbour Link (Atal Setu), Navi Mumbai International Airport, Mumbai-Ahmedabad High-Speed Rail Corridor, Airoli-Katai Naka Tunnel Road, Goregaon-Mulund Link Road, Sewri-Worli Elevated Corridor, Thane-Borivali Twin Tunnel and various flyovers and connectivity projects are strengthening links between Mumbai, Navi Mumbai, Thane and other parts of the MMR. The MTHL, for instance, provides a 21.8-km, six-lane connection between Sewri and Chirle, creating an important eastward connectivity corridor. These developments are expected to further support economic activity and construction opportunities in Maharashtra.

During 2025-26, BAI Mumbai Centre continued to represent the interests of the construction fraternity and to engage with Government and industry stakeholders on key issues affecting contractors and the construction sector. These included the abnormal increase in construction material costs such as steel, cement, bitumen and diesel; adoption of a Unified Standard Contract Document by work authorities; timely payment of bills; access to bank finance; labour-law matters; and GST-related concerns.

32nd All India Builders' Convention – A Landmark Initiative

A major highlight of the year was the successful hosting of the 32nd All India Builders' Convention by BAI Mumbai Centre at Goa, coinciding with the 85th Anniversary of the Builders' Association of India and the 50th Anniversary of BAI Mumbai Centre. The Convention was held from 7th to 9th January 2026 at Dr. Shyama Prasad Mukherjee Indoor Stadium, Goa University, Taleigao, Goa.

The Convention was conceived as a significant national platform for the construction fraternity, with the objective of advancing knowledge in construction technology, management and legal implications, while also strengthening professional relationships, friendship and bonhomie among BAI members. It brought together construction-industry professionals and stakeholders to deliberate on current trends,

challenges and opportunities facing the sector.

The 32nd All India Builders' Convention was particularly significant for BAI Mumbai Centre as it represented a major organisational responsibility and a milestone in the Centre's journey. The Centre undertook the initiative with the support of BAI leadership, various organisations and a structured organising committee, with the objective of delivering a professionally organised national-level event.

Industry Advocacy & Stakeholder Engagement

BAI Mumbai Centre continued its proactive advocacy on policy and regulatory matters affecting the construction industry. Representations were made to concerned Ministers and Government authorities of Maharashtra on issues requiring policy intervention and practical solutions. The Centre remained focused on facilitating a constructive dialogue between industry and Government and on safeguarding the interests of construction contractors and other stakeholders.

Knowledge Sharing, Lecture Meetings & Industry Outreach

The Centre continued its knowledge-sharing initiatives through lecture meetings and industry-focused sessions covering infrastructure development, real estate, redevelopment and self-redevelopment, dilapidated buildings, RERA, GST, labour laws, income tax and arbitration. These programmes have provided members and industry professionals with opportunities to understand emerging regulations, policy developments and practical business implications.

The Centre also supported industry exhibitions held in Mumbai during 2025-26. In the context of rapid technological advancement in construction, BAI Mumbai Centre recognised the value of exhibitions as platforms for members to interact with technology providers, equipment manufacturers and other industry stakeholders and to gain exposure to modern construction practices.

The symposium on labour reforms was held concurrently with World of Concrete India 2025. BAI's association with the exhibition platform reflects the Centre's continuing emphasis on technology exposure, knowledge exchange and stronger industry networking.

Meetings & Organisational Activities

During the financial year, BAI Mumbai Centre continued its organisational and governance activities through Executive Committee, Managing Committee and General Council meetings, along with knowledge sessions and interactions on important industry issues.

The Centre also maintained member engagement through its office-bearers and committees, supporting the wider objectives and programmes of the Builders' Association of India.

BAI Mumbai Centre was honoured with the "BAI Awards 2024-25 – Overall Best BAI Centre (Above 200 Members)" during the 32nd All India Builders' Convention at Goa. The recognition reflects the Centre's sustained organisational performance, member engagement and contribution to the activities of BAI.

BAI Mumbai Centre will continue to focus on advocacy, knowledge sharing, professional networking and constructive engagement with Government and industry stakeholders. The Centre remains committed to supporting its members in navigating regulatory changes, adopting new technologies and strengthening the competitiveness and professionalism of the construction industry.

MUVATTUPUZHA CENTRE

During the Financial Year 2025-26: The Centre focused on **membership growth, transparent governance, member engagement, financial discipline and active participation in State and National BAI activities**, while maintaining close coordination with **BAI Kerala State Centre and BAI Headquarters**.

Membership Growth: Membership increased from **86 to 94 members** by the end of February 2026, registering approximately **9.3% growth**. **8 Patron Members** were also inducted during the year. All membership applications were scrutinised and forwarded to BAI Headquarters as per constitutional norms.

Organisational & Governance Activities: The Centre functioned in accordance with the **BAI Constitution**, with major matters relating to membership, finance and programmes being discussed and decided collectively by the Executive Committee. Regular Executive Committee Meetings

were conducted to review activities, membership, financial management and future programmes.

Member Engagement: Continuous interaction with members was maintained, with emphasis on addressing issues concerning contractors, encouraging participation in BAI programmes and strengthening unity within the construction fraternity.

State-Level Participation: The Centre actively participated in **BAI Kerala State Committee Meetings**, represented by the Chairman and Executive Committee Members, and effectively placed the views and concerns of the local construction fraternity at the State level.

MC/GC Meetings: The Centre participated in **MC/GC Meetings**, contributing to policy discussions, organisational planning and decision-making and maintaining strong coordination with the wider BAI network.

National Convention: Members of the Centre participated in the **BAI National Convention at Goa**, attending technical sessions, professional interactions and discussions on emerging trends in the construction industry.

Financial Governance: The Centre maintained **proper books of accounts, cash book, ledger, bank records and supporting vouchers**. Financial transactions were routed through the designated bank account, and membership fees were duly remitted to BAI Headquarters. The audited accounts reflected responsible financial management and compliance with BAI norms.

Future Roadmap 2026-27: The Centre aims to **cross 100 members**, organise more **technical and professional development programmes**, strengthen **digital communication**, enhance representation before **Government authorities** and encourage greater participation of **young professionals** in BAI activities.

Acknowledgement: The Centre expressed its sincere gratitude to all **members, Office Bearers, Executive Committee Members, BAI Kerala, BAI Headquarters, sponsors, well-wishers and Government departments** for their valuable cooperation and support during the year.

MYSORE CENTRE

Installation of Office Bearers: The new team of BAI

Mysore Centre for 2025–26 was installed on 4th April 2025 at MBCT Auditorium, Mysuru, with over 200 members and family members participating. Sri N. Subramanya, BAI Karnataka State Chairman, administered the oath and installed Sri V. Srinath as Chairman and his team. Padma Shri Dr. Vijayalakshmi Deshmane was the Chief Guest. The annual theme “Think We, Not Me”, Centre logo, Calendar of Events and various Centre publications were released.

The Office Bearers included Sri V. Srinath, Chairman; Sri K.R. Prabhakara Rao, Vice Chairman; Sri C.D. Krishna, Hon. Secretary; Sri S. Shashiraj, Hon. Joint Secretary; and Sri S. Vasudevan, Hon. Treasurer.

Meetings and Organisational Activities: The Centre conducted 11 Executive Committee Meetings, apart from Special Joint EC Meetings and meetings with the incoming team. Important matters relating to administration, membership, finance, programmes, welfare activities and future planning were discussed and necessary decisions taken.

Professional, Cultural and Sports Activities: The Centre actively participated in various installation ceremonies and professional programmes. A musical evening, “Dr. Raj Nenapina Angala”, was organised in memory of Dr. Rajkumar with over 300 participants. The Centre also inaugurated the Builders’ Karaoke Club and its cricket team received the Fair Play Award at the Lions Premier League.

May Day and Welfare Activities: May Day was celebrated on 1st May 2025 with sports and welfare programmes for construction workers and their families. Twelve construction artisans were honoured, and over 220 workers participated.

MyRealty 25: The Centre jointly organised MyRealty 25 – Mega Property Show with CREDAI Mysuru and Mysore Builders’ Charitable Trust from 9th to 12th May 2025 at Mysuru, successfully bringing together members, industry stakeholders and the public.

Environmental Activities: The Centre organised World Environment Month Celebration 2025, including a Green Walkathon with over 100 participants, Green Day programmes, environmental awareness sessions and a drawing competition involving around 150 students. Members also participated in Yoga Day celebrations.

Health, Welfare and Educational Activities: Prathibha Puraskara was organised to honour

meritorious children of construction workers. Three Health on Wheels Programmes benefited around 390 workers with the support of MBCT, Spoorthi, Narayana Hospital and other partners.

Technical Activities: Technical site visits were organised to the NIE Campus and NIE North Campus, Koorgalli, Mysuru, providing members with valuable technical knowledge, professional exposure and learning opportunities.

Government Representation, Technical, Professional and Other Activities :- Representation of Government Contractors: In August 2025, BAI Karnataka representatives, led by State Chairman Sri N. Subramanya and State Secretary Sri A.S. Yoganarasimha, submitted representations to the Principal Secretary, Finance Department, Government of Karnataka, and Smt. B.B. Cauvery, IAS, Secretary to the Chief Minister, seeking remedial measures for issues affecting registered Government Contractors.

National and Organisational Activities: The Centre celebrated Independence Day on 15th August 2025, with Chairman Sri V. Srinath hoisting the National Flag. The Annual General Body Meeting was held on 9th September 2025, during which the Annual Report and accounts for 2024–25 were presented.

BuildTech 25: The Centre organised its flagship BuildTech 25 – National Technical Seminar on 12th and 13th September 2025 at Mysuru on the theme “Automation in Construction Industry – AI Driven”, with eminent Government officials, industry experts and BAI leaders participating.

Engineers’ Day and Student Felicitation: Engineers’ Day and Teachers’ Day were celebrated on 23rd September 2025. Distinguished professionals were honoured, and 12 engineering toppers were felicitated.

Family and Fellowship Activities: An International Tour to Dubai and Georgia was organised from 1st to 11th October 2025, with the participation of 37 members and family members, strengthening fellowship among participants.

Builders’ Day Celebration: Builders’ Day was celebrated on 7th November 2025 on the theme “Viksitha Bharath @ 2047 – Construction and Infrastructure Industry’s Moment to Shine.” Sri Nagaraj V. Bairy, Past Chairman, received the Builder Par Excellence Award, while Sri B.S. Dinesh, Past Chairman, received the Member Extraordinaire Award.

Government and National Participation: The Centre leadership met His Excellency Sri Thawar Chand Gehlot, Governor of Karnataka, on 17th November 2025 and participated in the 3rd National MCGC Meeting held in Kerala on 20th and 21st November 2025.

Kannada Rajyotsava and Membership Development: Kannada Rajyotsava was celebrated on 25th November 2025, during which two Patron Members and three new members were inducted, and distinguished members were honoured.

Skill Development: On 26th November 2025, the Centre organised a Skill Development Training Programme for Painting Contractors and Painters in association with Berger Paints. The programme provided training in modern painting techniques, products, contractor welfare and business development, benefiting 45 painters.

MyBuild 25, Regional and National Activities :- MyBuild 25 – Silver Jubilee Edition: The Centre successfully organised the Silver Jubilee Edition of MyBuild 25 from 11th to 15th December 2025, following the Bhumi Pooja and Press Meet. The event was inaugurated by Sri Rajendra Singh Kamboh, BAI National President, in the presence of State and National BAI leaders. The valedictory programme included the announcement of MyBuild 26 and felicitation of sponsors, promoters and office bearers.

Dakshina Parva 2.0 and Southern Regional GCMC: In connection with MyBuild 25, the Centre hosted Dakshina Parva 2.0 – Southern Regional Conference and GCMC Meeting on 12th and 13th December 2025, with delegates from Karnataka and other Southern States. The programme also marked the official launch of the new BAI Nanjangud Centre with 25 Founder Patron Members.

Formation of BAI Nanjangud Centre: The Mysore Centre played an important role in establishing the BAI Nanjangud Centre. Following discussions with prospective members, the new Centre was formally launched and its office bearers elected. The Induction and Installation Ceremony was held on 6th February 2026, with the active participation of BAI Mysore Centre office bearers and members.

Technical and Professional Development: Members participated in important professional programmes, including a RERA Seminar organised by CREDAI Mysore and a Conference on Emerging Technologies in Construction and Infrastructure at Bengaluru.

32nd All India Builders' Convention and National Award: The Centre actively participated in the 32nd All India Builders' Convention held at Goa from 7th to 9th January 2026. A major highlight of the year was the Centre receiving the prestigious Overall Best Centre Award in the category of Centres above 250 Members, reflecting the collective efforts and achievements of the Centre.

Election of New Team: The Election Meeting for the year 2026–27 was held on 23rd January 2026, and a new team led by Sri K.R. Prabhakara Rao was elected.

Fellowship and Family Activities: The Centre organised several fellowship, cultural and family programmes, including Spoorthi Utsav, Karaoke Club sessions, Raga Anuraga and the MyBuild Outstation Trip, which was attended by 103 members, including family members and children.

Concluding Activities: During March 2026, the Centre organised Chintana Manthana, participated in the Women's Change Makers Programme organised by Spoorthi and held a Thanksgiving Programme to recognise the contributions of office bearers, Executive Committee Members and other stakeholders.

The receipt of the Overall Best Centre Award at the National Convention was a proud achievement for BAI Mysore Centre. The Centre also completed its election process, annual reporting and financial matters in accordance with the prescribed procedures.

PATHANAMTHITTA CENTRE

The Builders' Association of India, Pathanamthitta Centre had an active and successful year during 2025–26, with regular organisational meetings, participation in State and National programmes, social awareness initiatives, member welfare activities and fellowship programmes. During the year, the Centre conducted **17 General Body and Executive Committee Meetings, attended 7 Installation Ceremonies, 5 State Committee Meetings, 2 National MCGC Meetings, 7 Builders' Day Celebrations**, and the **32nd All India Builders' Convention**, besides organising several major activities.

The Centre celebrated its **Installation Ceremony for 2025–26 on 9th May 2025** and actively participated in the Installation Ceremonies of neighbouring BAI

Centres, strengthening inter-centre coordination and fellowship.

As part of its social responsibility initiatives, the Centre organised a **“Say No to Drugs” Road Show from Pathanamthitta to Adoor on 7th May 2025**, creating awareness against drug abuse. The Centre also successfully resolved a **KSEB payment issue concerning one of its members**, demonstrating its commitment towards member welfare and grievance redressal.

The Centre remained actively involved in various organisational, professional and BAI activities at the State and National levels throughout the year. A major achievement of the year was the receipt of the **BAI National Award for Maximum Membership Retention** and the **BAI State Award for Most Membership Growth**, bringing pride and recognition to the Centre.

STATE, NATIONAL AND ORGANISATIONAL PARTICIPATION :- The Centre actively participated in important **State and National-level meetings**, including State Meetings at **Thrippunithura, Kochi and Angamali**, the **Third MCGC Meeting at Angamali** and the **Fourth MCGC Meeting at Hyderabad**, contributing to organisational discussions and deliberations.

MEMBER FELLOWSHIP AND FAMILY ACTIVITIES :- A **Thailand Tour** was organised for members from **22nd to 26th June 2025**. The Centre also organised a two-day **Onam Celebration and Family Programme at Kuttikanam Resort** and a **Christmas Celebration and Carol Programme**, strengthening fellowship and interaction among members and their families.

INDUSTRY AND PROFESSIONAL ACTIVITIES :- Members participated in various professional and technical programmes, including the **Bank of India Mega Outreach Programme, BAI ENERGY 2K25, ISUZU Customer Meeting, UltraTech programmes and other industry interactions. The Students’ Chapter was inaugurated at Sree Buddha College of Engineering, Pattoor**, promoting interaction between the construction industry and engineering students.

NATIONAL DAY CELEBRATION :-The Centre celebrated **Independence Day on 15th August 2025** with Flag Hoisting and the active participation of members.

BUILDERS’ DAY ACTIVITIES :-Members actively participated in **Builders’ Day Celebrations organised by various BAI Centres**. The Centre also conducted meetings and programmes in connection with its own Builders’ Day Celebration, which was successfully organised on **17th January 2026**.

32ND ALL INDIA BUILDERS’ CONVENTION :- Members of the Centre participated in the **32nd All India Builders’ Convention held at Goa from 7th January 2026**, providing an opportunity to take part in National-level deliberations and interact with members of the construction fraternity from across the country.

NATIONAL AND STATE AWARDS :-A major achievement of the year was the recognition received by the BAI Pathanamthitta Centre for its outstanding membership development efforts. At the **32nd All India Builders’ Convention held at Goa**, the Centre received the prestigious **BAI National Award for Maximum Membership Retention**, bringing great pride and recognition to the Centre.

Further, members attended the **BAI State Convention** held at **Thiruvalla on 7th March 2026**, where the Centre was honoured with the **BAI State Award for Most Membership Growth**, recognising its significant efforts and achievements in strengthening and expanding its membership during the year.

POONAMALLEE CENTRE

OFFICE BEARERS, ASSUMPTION OF CHARGE AND ANNUAL GENERAL BODY MEETING :-A major achievement of the year was the enrolment of **102 New Patron Members**, through which the Centre contributed **₹ 25,50,000 to the BAI Corpus Fund** and received a **Certificate of Achievement** for its outstanding performance in the Membership Drive.

The new team of Office Bearers for 2025–26, led by **Shri B. Ravikumar**, Chairman, along with **Shri M. Padmanaban**, Vice Chairman; **Shri P. K. Jayakanthan**, Secretary; **Shri M. Rajesh**, Treasurer; **Shri A. Balaji**, Joint Secretary; and **Shri S. Wilfred**, Immediate Past Chairman, assumed charge following the **New Audit Year Pooja** held on **1st April 2025** at the Centre Office.

The **7th Annual General Body Meeting** was held on **14th May 2025** at **Hotel Radha Regent, Arumbakkam, Chennai**, where the **Audited Balance Sheet and Income & Expenditure Account** for the year ended **31st March 2025** were presented and approved. It

was also decided to continue with the existing Auditor for the next audit year.

GRAND INSTALLATION FUNCTION, STATE-LEVEL PARTICIPATION AND MEMBERSHIP DEVELOPMENT :- The Grand Installation Function of BAI Poonamallee Centre for the year 2025–26 was held on 14th May 2025 at Hotel Radha Regent, Arumbakkam, Chennai. The function was graced by Shri R. S. Munirathnam, Chairman, RMK Group of Institutions, as Chief Guest; Shri M. K. Mohan, MLA, Anna Nagar Constituency, as Guest of Honour; Shri N. Raghunathan, Vice President, South Zone II; Shri K. Venkatesan, State Chairman; and Shri A. Puhazhendi, All India Past President. A major highlight of the function was the induction of a record 55 Patron Members, reflecting the Centre's strong commitment towards membership growth.

The Centre also actively participated in the Installation Function of BAI Southern Centre on 16th April 2025 and the First State-Level MC/GC Meeting on 17th April 2025 at Chennai Trade Centre, with nine members from Poonamallee Centre participating in these important programmes.

Membership development remained a major priority throughout the year. The Centre successfully enrolled 102 New Patron Members and contributed ¹ 25,50,000 to the BAI Corpus Fund. In recognition of its outstanding efforts in the Membership Drive, BAI Poonamallee Centre received a Certificate of Achievement on 23rd August 2025. The Centre continued its efforts to further strengthen its membership and work towards achieving the target of 300 Patron Members.

ENGINEERS' DAY TREE PLANTATION, BUILDERS' DAY AND OTHER ACTIVITIES :- As part of the Engineers' Day celebrations and environmental initiatives, the Centre organised a Tree Plantation Programme on 15th September 2025 at Rukmani Nagar, Maduravoyil, Chennai, followed by another plantation programme on 21st September 2025 at Mahakavi Bharathi Nagar. A total of 80 saplings were planted under the leadership and coordination of the Centre's members. The Centre's environmental initiatives were recognised with a **Certificate of Appreciation from BAI Tamil Nadu / Puducherry / Andaman & Nicobar Islands.**

The Builders' Day Celebration 2025 was successfully organised on 27th September 2025 at Thadandar

Nagar, Saidapet, Chennai, in the presence of Shri Rajendra Singh Kamboh, All India President, BAI; Shri N. Raghunathan, Vice President, South Zone II; and Shri K. Venkatesan, State Chairman. Patron Certificates were presented to 27 new Patron Members, while a Medical Camp and Blood Donation Camp were also organised as part of the celebrations.

The Centre celebrated Ayudha Pooja on 1st October 2025 with the participation of its Office Bearers and Executive Committee Members. The BAI Poonamallee Centre Diary – 2026 was released on 22nd December 2025 by Shri N. Raghunathan, Vice President, South Zone II, in connection with the 9th Executive Committee Meeting held at Hotel M Central, T. Nagar, Chennai.

BAI AWARD, WEBSITE INAUGURATION AND ORGANISATIONAL ACTIVITIES :- BAI Poonamallee Centre received the Best Builders' Day Celebration Award for the year 2024–25 on 8th January 2026 during the 32nd All India Builders' Convention held at Goa, recognising the Centre's dedicated efforts and active participation in Association activities.

On 25th February 2026, the Centre inaugurated the BAI Poonamallee Centre Website at Hotel Aadithya, Vadapalani, Chennai. The programme was followed by a Members' Orientation and Grievances Meeting, presided over by Shri N. Raghunathan, Vice President, South Zone II, along with an Executive Committee Meeting. Identity Cards were also issued to the Office Bearers and EC Members.

During the year 2025–26, the Centre conducted a total of 12 Executive Committee Meetings, where important matters relating to organisational strengthening, membership development, committee appointments, major programmes and members' grievances were discussed and necessary decisions taken. The Centre formed various subcommittees and made appointments to the **TWAD Board, Diary, DTCP and RERA Committees.**

The Centre actively participated in State and National-level MC/GC Meetings, Installation Functions, seminars and other BAI programmes. The State-Level MC/GC Meeting held at Coimbatore on 14th March 2026 was attended by the Centre leadership. Members also participated in the inauguration of the new BAI Virudhunagar Centre

on 20th March 2026 and the inauguration of the BAI Headquarters Office at Delhi on 25th March 2026. The Centre leadership and its MC/GC Members actively attended the MC/GC Meetings organised by BAI Headquarters.

PUDUCHERRY CENTRE

CENTRE LEADERSHIP, ADMINISTRATION AND ORGANISATIONAL ACTIVITIES :- During the year 2025–26, BAI Puducherry Centre functioned under the leadership of Thiru G. Velmurugan, Chairman, supported by Thiru V. Asokan, Secretary; Thiru E. Gengadaran, Treasurer; Thiru B. Kathiravan, Vice Chairman; Thiru D. Ramesh, Joint Secretary; Thiru R. Venkatesan, Joint Treasurer; and Thiru Er. R. Premananth, Immediate Past Chairman, along with the State Office Bearers, GC Member, Special Invitees, Executive Committee and various sub-committees.

The Centre actively pursued several important contractors' and construction industry issues with Government and departmental authorities. Major matters included pending bills, Extension of Time, material price escalation, contractor licence renewal, GST compensation, tender conditions, local contractor eligibility, Performance Guarantee and other contractual issues. Through continuous representations and meetings with the concerned authorities, the Centre contributed towards the release of pending payments, correction of tender conditions, postponement or cancellation of certain tenders and resolution of members' grievances.

The Centre actively participated in the First State-Level MC & GC Meeting held at Chennai on 16th and 17th April 2025, where Thiru Er. K. Arunagiri assumed office as State Secretary for Puducherry. The Office Bearers' Installation Ceremony was successfully held on 4th June 2025 at Hotel Shenbagha Convention Hall.

The Centre also undertook preparations for the BAI Puducherry Centre Diary and Calendar – 2026, and the publication was formally released on 22nd December 2025 in the presence of former leaders, office bearers, GC Members and Executive Committee Members.

GENERAL BODY, EXECUTIVE COMMITTEE MEETINGS AND STATE/NATIONAL PARTICIPATION :- During the year, the Puducherry Centre conducted regular **General Body and Executive Committee Meetings** to discuss

important organisational and industry-related matters, including the Installation Ceremony, PSR reduction, construction material price escalation, contractor licence renewal, workers' insurance, tender delays, GST compensation and other issues affecting contractors. Necessary resolutions were passed, and representations and further action were taken with the concerned authorities.

At the Second General Body Meeting held on 21st January 2026, the new Office Bearers for the term 2026–27 were unanimously elected, with Thiru V. Asokan as Chairman. The Third General Body Meeting held on 25th March 2026 appreciated the dedicated services of Chairman Thiru G. Velmurugan and the outgoing Office Bearers and extended best wishes to the incoming team.

The Centre actively participated in important State and National-level programmes, including the National MC & GC Meetings at Andaman, Raipur, Kochi and Hyderabad, the State-Level MC & GC Meetings at Dindigul, Kanyakumari and Anaikatti, and the State-Level Core Committee Meeting at Kanchipuram. More than 20 members also participated in the 32nd All India Builders' Convention held at Goa, reflecting the Centre's active involvement in the organisational activities of BAI.

TECHNICAL, PROFESSIONAL, ENVIRONMENTAL AND MEMBERSHIP ACTIVITIES :- During the year, BAI Puducherry Centre actively participated in various technical and professional programmes, including PMGSY, Irrigation, National Highway and Public Health Division Pre-Bid Meetings, where members raised issues relating to online tender submission and tender procedures. Members also attended a seminar on the Tamil Nadu Combined Development and Building Rules and the GST 2.0 Outreach Programme, enhancing awareness of important technical and regulatory developments.

As part of its environmental and social responsibility initiatives, the Centre successfully organised a Tree Plantation Programme on 15th September 2025, with the Chief Engineer as Chief Guest and Mr. Udhayasankar, Director, IGMCH, as Special Guest, with active participation from the Centre leadership and members.

The Centre celebrated Ayudha Pooja and participated in the Puducherry Liberation Day celebrations. It also maintained close professional relations with Government authorities by extending

New Year greetings and presenting the BAI Diary and Calendar – 2026 to Ministers and senior departmental officials. The Centre also felicitated officials on their appointments, promotions and retirements.

The Centre actively pursued representation in the Construction Workers Welfare Board and submitted a request to the Hon'ble Chief Minister regarding the nomination of Centre representatives. Membership and organisational development also continued during the year, with the enrolment of new members and active participation in Centre, State and National activities.

Throughout the year, the Centre continued to take up important issues concerning price escalation, pending payments, tender conditions, EOT, GST, Performance Guarantee, enlistment categories and opportunities for local contractors, contributing significantly towards the welfare and interests of the construction fraternity.

PUDUKKOTTAI CENTRE

Pudukkottai Centre organised a total of 6 Executive Committee Meetings and 4 GC/EC of Pudukkottai centre Meetings during the year 2025-2026.

The Committee discussed and decided upon various important matters for the smooth functioning of the Centre. Key areas included membership expansion and admissions, financial position and budget approvals, planning and conduct of programmes such as Engineers Day, Builders Day, Ayudha Pooja celebrations and plantation at Builders Park, coordination with BAI State and National bodies, participation in Association activities, and member engagement initiatives.

The Committee also reviewed preparations for the Installation of Office Bearers and release of Diary and Calendar.

During 2nd GC/EC Meeting Chief Guest: Thiru. L. Poona Selvakumar, Tax Consultant, Madurai addressed on GST and its impact on construction industry.

The 3rd GC/EC Meeting was held at MA Grande Hotel in connection with Builders Day celebrations and release of Diary and Calendar.

The Installation of Office Bearers was held on at MA Grande Hotel in the presence of Thiru. Bhisma R. Rathakrishnan, Past President; Thiru. K. Venkatesan,

State Chairman; Thiru. N. Ragunathan, National Vice President; Thiru. R. Muthukumar, National Trustee; Thiru. M. Thirrusangu, Past Vice President; and Thiru. Manickam, National Trustee, MRM Institutions.

The Centre also participated in the state-wide demonstration for price hike of building materials at ThilagarThidal, Pudukkottai. Seven members represented the Centre at the All India BAI Convention held at Goa.

The Pudukkottai Centre Chairman, Managing Committee members, and special invitees actively participated in all Managing Committee and General Council meetings during the past year.

PUNE CENTER

1ST BAI MAHARASHTRA STATE LEVEL MEETING AND INSTALLATION CEREMONY

The First BAI Maharashtra State Meeting for the year 2025–26 was held on 25th April 2025 at Hotel Sheraton Grand, Pune, hosted by BAI Pune Centre. The meeting was inaugurated by Shri Rajendra Singh Kamboh, President, BAI, in the presence of Shri K. Chandrasekhar Rao, Vice President, BAI; Shri Jagannath S. Jadhav, State Chairman, BAI Maharashtra; Shri Anirudha Nakhwa, Hon. General Treasurer, BAI; Shri Anil Sonawane, Immediate Past State Chairman; Shri Manoj Deshmukh, State Secretary; Shri Rajendra R. Gandhi, State Treasurer; and Shri Ajay R. Gujar, Chairman, BAI Pune Centre. More than 125 members from across Maharashtra participated in the meeting.

On the same day, the Installation Ceremony of the New Office Bearers of BAI Pune Centre for 2025–26 was held. Shri Girishji Mahajan, Cabinet Minister, Government of Maharashtra, addressed the gathering online as Chief Guest. The new Office Bearers of BAI Pune Centre, along with the BAI Maharashtra State Office Bearers and Chairmen of Maharashtra Centres, were formally installed by Shri Rajendra Singh Kamboh, President, BAI, and Shri K. Chandrasekhar Rao, Vice President, BAI, in the presence of members and representatives of various associations.

TECHNICAL AND PROFESSIONAL PROGRAMMES:-Seminar on Redevelopment and MahaRERA: On 13th June 2025, BAI Pune Centre successfully organized a Half-Day Seminar on “Real Estate Development, Self-Development Projects &

MAHARERA Updates” at Vishnukrupa Hall, Pune. The seminar received an overwhelming response, with more than 300 delegates from the industry participating, and provided an informative platform on policy developments and best practices in real estate and self-development projects.

Technical Talk on Chenab Bridge: BAI Pune Centre, in association with IGS Pune Centre and IEI Pune Centre, organized a Technical Talk on “Making of the World’s Highest Chenab Bridge – Technical & Social Challenges” at Firodia Hall, The Institution of Engineers (India), Pune, on 25th and 27th June 2025. The technical sessions were delivered by Dr. K. S. Rao and Er. Dr. Madhavi Lata. More than 800 participants joined online from across India, while over 150 delegates attended in person. Mr. Sanjay Apte served as the Convenor of the programme.

Technical Site Visit to JCB India: On 7th August 2025, 40 members of BAI Pune Centre visited the JCB India Construction Equipment Manufacturing Unit at Talegaon Dabhade. The visit provided members with valuable exposure to advanced manufacturing processes, modern technology and quality standards followed in construction equipment production. The Centre appreciated the JCB India team for their detailed presentation, guided tour and hospitality.

ENVIRONMENTAL, NATIONAL AND SOCIAL RESPONSIBILITY ACTIVITIES :- Tree Plantation Programme: As part of its social responsibility and commitment towards environmental conservation, BAI Pune Centre organized a Tree Plantation Programme on 9th August 2025 at Sangamwadi Bus Stop, Airport Road, Pune. The programme was graced by Shri Ashok Ghorpade, Chief Garden Superintendent, PMC Pune, as Chief Guest, and attended by Shri Yashwant Khaire, Retired Chief Garden Superintendent, PMC Pune, along with Office Bearers, General Council Members, Senior Members and Executive Committee Members. More than 50 saplings, including Pimple, Kadunimb, Chinch, Karanj, Kadamb, Nariyal and Amba, were planted by the members, contributing towards a greener and healthier environment.

Flag Hoisting Programme: The Centre organized its annual Flag Hoisting Programmes on 15th August 2025 and 26th January 2026 at the BAI Pune Centre Office. A large number of members participated in the celebrations.

Dharna Andolan at District Collector’s Office: On 19th August 2025, BAI Pune Centre, along with

various contractors’ and engineering associations, organized a peaceful Dharna / Agitation at the District Collector Office, Pune, to highlight the issue of long-pending outstanding dues of Government Contractors and other important concerns affecting the contracting fraternity.

Social Responsibility Initiative – Facility for Girl Students: Under its social responsibility initiative, BAI Pune Centre, in association with Shri R. B. Suryavanshi, Past Chairman, constructed a Fresh Room for girl students at Saraswati Vidyalaya, Visapur, Taluka Shrigonda, District Ahilyanagar. The facility was inaugurated and handed over on 9th September 2025, under the guidance of Shri D. S. Shirole and coordinated by Shri Shashikant K. Killedarpatil, Convenor. The programme was attended by Shri R. B. Suryavanshi, Past Chairman; Shri Jagannath S. Jadhav, State Chairman, BAI Maharashtra; Shri Ajay R. Gujar, Chairman, BAI Pune Centre, along with Office Bearers, Past Chairmen and Executive Committee Members.

TECHNICAL VISIT, ENGINEERS’ DAY AND WORKERS’ WELFARE ACTIVITIES:- Technical Site Visit to Hindustan Coca-Cola at Lote, Chiplun: BAI Pune Centre, in association with SCON Projects Pvt. Ltd., Pune, organized a One-Day Technical Tour to the Hindustan Coca-Cola Beverages (HCCB) New Manufacturing Facility at Lote Parshuram Industrial Area, Khed Taluka, Ratnagiri District. On 12th September 2025, more than 30 members visited the state-of-the-art facility, which was executed by SCON Projects Pvt. Ltd. as a Design & Build project. The visit provided valuable technical exposure and insights into advanced manufacturing processes.

Engineers’ Day Celebration: BAI Pune Centre celebrated Engineers’ Day on 19th September 2025 at the Residency Club, Pune, in the presence of Dr. H. T. Dhumal, Chief Engineer (ID), Water Resources Department, Government of Maharashtra, as Chief Guest. On the occasion, distinguished senior members Er. R. B. Suryavanshi, Vice Chairman, B.G. Shirke Construction Technology Pvt. Ltd., and Er. Nilesh Chavan, Founder & Managing Director, SCON Projects Pvt. Ltd., were felicitated for their outstanding contributions to the engineering and construction fraternity.

Construction Workers’ Children Felicitation Programme: On 14th November 2025, BAI Pune Centre organized a Children’s Felicitation Programme at Vishnukrupa Hall, Pune, where more

than 200 children of construction workers employed with BAI members were felicitated and presented with gifts and certificates. The programme was graced by Shri Kedar Jadhav, Former Indian Cricketer, as Chief Guest, along with Shri Datta Pawar, Additional Labour Commissioner, Pune, and Smt. Samruddhi Jadhav, Motivational Speaker, as Guests of Honour. Shri Ajay R. Gujar, Chairman, BAI Pune Centre, welcomed the guests and gathering. The programme was convened by Shri Rajaram Hajare and conducted by Shri Sanjay Apte.

BUILDERS' DAY CELEBRATION AND RELEASE OF BAI ENGINEERING DIARY 2026:-Builders' Day Celebration: BAI Pune Centre celebrated Builders' Day on 15th December 2025 at Hotel Sheraton Grand, Pune, to pay tribute to builders, engineers and contractors for their valuable contribution to nation-building. The theme for the year was "Viksit Bharat @ 2047 – Construction and Infrastructure Industry's Moment to Shine."

Dr. Yogesh Mhase, IAS, Metropolitan Commissioner & CEO, Pune Metropolitan Region Development Authority, Pune, attended as the Chief Guest, while Prof. Sunil Bhirud, Vice Chancellor, COEP Technological University, Pune, and Shri Anubhav Kapoor, General Counsel and Senior Vice President (COSA), SamvardhanaMotherson Group, attended as Guests of Honour.

On the occasion, senior members Er. A. S. Kedge, Ar. Laxman Thitte, Er. S. B. Thorave and Er. Yusuf A. S. Inamdar were felicitated for their exemplary contributions to the construction industry. The awardees shared their valuable experiences and inspiring thoughts with the members. More than 150 members attended the programme. Shri Shivkumar Bhalla served as the Convenor of the Builders' Day Celebration.

Release of BAI Engineering Diary 2026: The BAI Engineering Diary 2026 was also released on 15th December 2025 at Hotel Sheraton Grand, Pune, by Dr. Yogesh Mhase, IAS, in the presence of Prof. Sunil Bhirud and Shri Anubhav Kapoor. Shri Ramesh Lal served as the Convenor and Shri Shivkumar Bhalla as the Co-Convenor for the publication of the Diary.

BAI-SHIRKE WELL-BUILT STRUCTURE COMPETITION AND NIRMAN RATNA AWARD :- The 29th edition of the BAI-Shirke Well-Built Structure Competition 2025 and Award Ceremony was held on 25th February 2026 at Hotel Sheraton Grand, Pune. The competition was

organized to promote excellence in Quality, Speed, Economy, Labour Welfare and Safety in the construction industry. The BAI-B.G. Shirke Awards for 2025 were presented in the presence of more than 300 building professionals.

The 8th > 0 K 9 was graced by Shri R. Radhakrishnan, Past President, All India BAI, as Chief Guest and Dr. Rajendra Dahale, IPS, Special Inspector General, CID, as Guest of Honour. Shri R. B. Suryavanshi of B.G. Shirke Construction Technology Pvt. Ltd. was the sponsor, while Shri Sunil Mate, Chairman, WBSC Committee, led the successful / K " (of the competition.

A major highlight of the programme was the presentation of the prestigious BAI-Padma Shri B.G. Shirke Lifetime Achievement Award – "Nirman Ratna 2025" to Shri Rohidas Haribhau More (Dadasaheb More), Founder, Universal Group, in recognition of his outstanding contribution to the civil engineering and construction industry.

MEMORANDUM OF UNDERSTANDING WITH DR. BHANUBEN NANAVATI COLLEGE OF ARCHITECTURE :-BAI Pune Centre formally signed a Memorandum of Understanding (MoU) with Dr. Bhanuben Nanavati College of Architecture (BNCA), marking an important step towards strengthening industry-academia collaboration in the fields of architecture, civil engineering and construction. The MoU was signed by Shri Ajay R. Gujar, Chairman, BAI Pune Centre, and Dr. Anurag Kashyap, Principal, BNCA, in the presence of BAI Office Bearers and members.

Following the signing of the MoU, members visited the College's advanced facilities, including AR-VR Labs, 3D Printing and Robotic Technology Laboratories, and the Drone Workshop for Photogrammetry, along with its DGCA-approved drone pilot training facilities.

STUDENTS' INTERNSHIP PROGRAMME :- The valedictory function of the Students' Internship Programme of BAI Pune Centre was held on 17th March 2026 at Firodia Hall, The Institution of Engineers, Pune. Certificates and books were presented to the participating students by Er. Shri Prakash Medhekar, Chief Guest.

Shri Ajay R. Gujar, Chairman, BAI Pune Centre, welcomed the BAI members, faculty members and students. Er. Harpreet Singh Anand shared his

professional experiences with the students. Er. Ashok Atkekar, Convenor, and Er. Shweta Thakur, Co-Convenor, were felicitated for their efforts in organizing the programme.

The programme was attended by 138 students from AISSMS College of Engineering, Pune, and 22 students from D. Y. Patil College of Engineering, Pimpri. The vote of thanks was proposed by Shri C. H. Ratlani, Hon. Secretary, BAI Pune Centre.

BAI HEADQUARTERS AWARD:-BAI Pune Centre received the “Organising Best Training Programme & Seminar” Award from BAI Headquarters in recognition of its active contribution and successful conduct of professional and technical programmes.

The Centre recorded its sincere appreciation for the dedicated efforts and leadership of the Office Bearers for the year 2025–26, whose commitment contributed significantly to the successful conduct of numerous activities throughout the year.

Special appreciation was also expressed to the BAI Pune Centre staff, particularly Mr. Shashank Khude, Executive Secretary; Mr. Javed Khatib, Administrative Officer; and Mr. Pratik Tadake, Office Assistant, for their sincere and efficient support. The Centre also acknowledged the continuous encouragement, cooperation and active participation of its members, which contributed to the growth and successful functioning of BAI Pune Centre during the year.

SATARA CENTRE

During the year 2025–26, BAI Satara Branch organized and participated in a wide range of **organizational, technical, professional, social, environmental, educational, welfare and fellowship activities**, as reflected in the photographic report.

Installation Ceremony :- The **Installation Ceremony for the year 2025–26** was organized in a grand manner with the participation of office bearers, members and well-wishers, marking the beginning of the new term and the commencement of the Branch’s activities for the year.

Labour Day Guidance Programme:-On the occasion of **1st May – Labour Day**, a guidance programme was organized for construction workers, providing them with useful information and interaction on matters concerning their welfare and professional

development.

Technical Seminars and Professional Guidance:- The Branch organized a **CERA Sanitary Technical Seminar**, providing members with technical knowledge and professional exposure relating to sanitary and construction products. Guidance programmes were also conducted on **Green Building Registration, environment-friendly and low-cost housing, and rainwater harvesting and environmentally sustainable housing**. These programmes promoted awareness of modern, sustainable and economical construction practices among members.

Environmental Activities – Green Satara :- Under the “**Green Satara**” initiative, the Branch actively participated in **tree plantation programmes** and environmental awareness activities. A **water conservation and water tank initiative** was also undertaken, demonstrating the Branch’s commitment towards environmental protection and community welfare.

Social and Community Service :- The Branch organized the **distribution of refreshments to Warkaris**, rendering voluntary service during the religious pilgrimage period. Meals were also distributed to candidates joining the **Indian Army**, as a gesture of support and encouragement.

The Branch also extended **financial assistance to a Marathi Literary Conference**, supporting cultural and literary activities in the region.

Educational and Career Development Activities :- A **Career Guidance and Prize Distribution Programme** was organized to guide and encourage students and young participants. The Branch also organized a **prize distribution programme at KBP Polytechnic College**, recognizing and encouraging academic and student achievements.

Institutional and Technical Visits :- The members undertook several technical and educational visits, including a visit to **Anandvan School and its Sound System Project**, the **new Satara Municipal Council Building**, and **Universal Company at Shirwal**. These visits provided opportunities for technical learning, professional interaction and exposure to construction and industrial practices.

Foundation Day Celebration :- The **36th Foundation Day of BAI** was celebrated with the active participation of members, strengthening fellowship

and commemorating the Association's long-standing contribution to the construction industry.

Housing and Construction Promotion :- The Branch organized the "Gharakul Mela" for 2025-26, bringing together members, stakeholders and participants connected with housing, construction and allied industries. The event provided a useful platform for interaction and promotion of construction-related services and products.

Member Tours and Fellowship Activities :- To strengthen fellowship among members and their families, the Branch organized a **Monsoon Tour to Goa**, a **Munnar Trip**, a **Nageshwar Trek**, and an **international tour to Vietnam**. These activities provided opportunities for interaction, recreation and strengthening the bond among members.

Health and Sports Activities :- A **Health Check-up Camp** was organized for the benefit of members and participants, promoting health awareness and preventive care. The Branch also organized a **Sports Meet**, including indoor and outdoor sporting activities, which received enthusiastic participation from members and promoted fitness, fellowship and team spirit.

SBI Bank Interaction Programme :- An **SBI Bank Interaction Programme** was organized for the benefit of members, providing an opportunity to discuss banking facilities, financial services and matters relevant to the business and professional requirements of members.

Rang Panchami Celebration :- The Branch celebrated **Rang Panchami**, providing members with an opportunity for fellowship, recreation and strengthening personal bonds among the BAI fraternity.

Manthan – One-Day Camp :- A "Manthan" **One-Day Camp** was organized with the participation of members, providing a platform for interaction, exchange of ideas and collective discussion on matters of common interest.

All the meetings were attended by the Chairman and MCGC Members of the Centre.

SOUTHERN CENTRE

NEW AUDIT YEAR POOJA AND ASSUMPTION OF CHARGE :- On 1st April 2025, the new team of Office Bearers, headed by **Thiru R. Nimrode**, performed a Pooja at the **BAI Southern Centre**

Office premises, Ambattur, and formally assumed charge for the year 2025-26.

The programme was held in the presence of **Bhishma Thiru R. Radhakrishnan**, All India Past National President and Past Trustee; **Thiru Mu. Mohan**, All India Past National President and Trustee; **Thiru K. Venkatesan**, State Chairman, BAI Tamil Nadu, Puducherry & A&N; **Thiru L. Venkatesan**, All India Trustee; **Thiru J.R. Sethuramalingam**, Past Vice President; **Thiru S. Ayyanathan**, Past Vice President; and **Thiru L. Shantha Kumar**, State Secretary.

Managing Committee Members and EC/GC Members of the Southern Centre were also present. The Pooja and assumption of charge marked the beginning of the Centre's activities for the new audit year under the leadership of the newly elected team.

PLATINUM JUBILEE "GLORIOUS 75" AND INSTALLATION CEREMONY :- On 16th April 2025, BAI Southern Centre commemorated its **Platinum Jubilee – "Glorious 75"** and conducted the **Installation Ceremony of its Office Bearers for the year 2025-26** at the **Chennai Trade Centre, Nandambakkam**.

The grand programme witnessed the participation of over 1,000 dignitaries and members. The new team, headed by **Thiru R. Nimrode**, Chairman, was formally installed by **Bhishma Thiru R. Radhakrishnan**, Past National President and Past Trustee, BAI.

The ceremony was conducted in the presence of **Thiru Rajendra Singh Kamboh**, National President, BAI; **Dr. Ruby R. Manoharan**, MLA; **Thiru K. Viswanathan**, Immediate Past National President, BAI; **Thiru N. Raghunathan**, Vice President, South Zone-II, BAI; **Thiru K. Venkatesan**, State Chairman, BAI Tamil Nadu, Puducherry & A&N; **Thiru Mu. Mohan**, Past National President and Past Trustee; and **Thiru L. Venkatesan** and **Thiru R. Muthukumar**, All India Trustees.

The new team was supported by 15 Executive Committee Members.

On the occasion, **Chairman Thiru R. Nimrode** presented the roadmap and key initiatives proposed for the year 2025-26. The programme concluded with the Vote of Thanks proposed by **Thiru G. Diwakar**, **Honorary Secretary**, who acknowledged the dedicated efforts of **Thiru R. Sivakumar**, **Organizing**

Committee Chairman, and Thiru S. Ramaprabhu, Co-Chairman, in making the Platinum Jubilee and Installation Ceremony a grand success.

FIRST STATE-LEVEL MC/GC MEETING OF BAI TAMIL NADU :- On 17th April 2025, the First State-Level MC/GC Meeting of BAI Tamil Nadu was successfully hosted by BAI Southern Centre at the Convention Hall, Chennai Trade Centre, Nandambakkam.

Thiru R. Nimrode, Chairman, BAI Southern Centre, welcomed Thiru Rajendra Singh Kamboh, National President, BAI; Thiru N. Raghunathan, National Vice President, South Zone-II; Thiru K. Venkatesan, State Chairman, BAI Tamil Nadu, along with other State Office Bearers and MC/GC Members. More than 500 MC/GC Members, senior members and special invitees representing Centres from across Tamil Nadu participated in the meeting, making it one of the major State-level organizational programmes hosted by the Southern Centre during the year. The meeting concluded with the Vote of Thanks proposed by Thiru G. Diwakar, Honorary Secretary, BAI Southern Centre, followed by lunch.

COMMON SCHEDULE OF RATES COMMITTEE MEETINGS :- On 24th April 2025, the Second Preliminary Meeting of the Common Schedule of Rates Committee was held at the Conference Hall of the Office of the Chief Engineer, PWD, Chennai Region, Chepauk.

Thiru R. Sivakumar, Immediate Past National Vice President, South Zone-II, BAI, attended the meeting and offered valuable suggestions for inclusion in the revised Common Schedule of Rates, taking into consideration the practical requirements of the construction industry and prevailing market conditions.

Subsequently, on 7th May 2025, the Third Preliminary Meeting of the Common Schedule of Rates Committee was held at the Conference Hall, 2nd Floor, Office of the Chief Engineer, PWD, Chennai Region, Chepauk, Chennai.

Thiru R. Sivakumar, Immediate Past National Vice President, South Zone-II, BAI, and Thiru K. Venkatesan, State Chairman, BAI Tamil Nadu, attended the meeting and offered their valuable suggestions for inclusion in the revised Common Schedule of Rates.

PROTEST AGAINST ESCALATION IN

CONSTRUCTION MATERIAL PRICES:- On 12th May 2025, BAI Southern Centre extended its support to a protest organized by the Federation of All Civil Engineers Associations of Tamil Nadu and Puducherry (FACEAT&P) and the Chennai Civil Engineers Association near the District Collectorate, Chennai.

The protest sought urgent Government intervention to control the steep increase in the prices of essential construction materials, particularly Jalli, M-Sand and P-Sand, which were significantly affecting contractors and the construction industry.

The programme was actively attended by Thiru R. Nimrode, Chairman; Thiru S. Ramaprabhu and Thiru A.N. Balaji, Past Chairmen; Thiru A. Sathyanarayana, Honorary Treasurer; Thiru K. Annamalai, GC Member; and Thiru M.V. Harikumar, EC Member.

REPRESENTATIONS TO THE GOVERNMENT ON MATERIAL PRICE ESCALATION:- On 15th May 2025, a BAI delegation met Thiru S. Regupathy, Hon'ble Minister for Natural Resources, Government of Tamil Nadu, and requested Government intervention to reduce and stabilize the prices of construction materials such as Jalli, M-Sand and P-Sand, which were adversely affecting the construction industry.

Subsequently, on 20th May 2025, the Hon'ble Minister convened a joint meeting at the Secretariat, Chennai, with key stakeholders. The BAI delegation highlighted the serious impact of escalating material prices on contractors and urged the Government to take immediate and effective measures to stabilize prices.

WORKSHOP ON AIR POLLUTION MITIGATION AT CONSTRUCTION SITES: On 15th May 2025, the Greater Chennai Corporation organized a Capacity Building Workshop on "Air Pollution Mitigation Strategies at Construction Sites in Chennai" at Hotel Ramada, Egmore, under the C&D Waste Management and Clean & Safe Construction Guidelines 2025. Thiru A.N. Balaji, Past Chairman, BAI Southern Centre, represented the Centre and participated in the workshop.

HEALTH CAMP FOR COLLEGE STUDENTS, FACULTY AND GENERAL PUBLIC ; - On 21st May 2025, BAI Southern Centre, in association with the Southern Builders' Charitable Trust and Sri Venkateswara College of Engineering and

Technology, Thirupachur, Tiruvallur, organized its first Health Camp for 2025–26. Doctors from Apollo Hospital and Saveetha Dental College provided health services including ECG, dental check-ups, blood sugar and blood pressure tests. More than 300 students, faculty members and members of the general public benefited from the camp, and essential medicines were distributed to the beneficiaries. The programme reflected the Centre's continued commitment towards **social responsibility and community welfare**.

81ST PWD PRODUCT ASSESSMENT COMMITTEE MEETING : On 23rd May 2025, the **81st PWD Product Assessment Committee Meeting** for the assessment and approval of Civil, Electrical and construction products, including **M-Sand**, was held at the Office of the Chief Engineer, Chennai Region, PWD, Chepauk. Thiru L. Venkatesan, Chairman, Highways & PWD Committee, and Thiru A.N. Balaji, Past Chairman, BAI Southern Centre, attended the meeting. The meeting was attended by Chief Engineers and representatives from various Government departments, **IIT, BIS, SERC and Anna University**, among others, ensuring valuable technical deliberations on the assessment and approval of construction materials and products.

AFFILIATED ASSOCIATIONS MEETING : - On **10th June 2025**, an **Affiliated Associations Meeting** was held at the **BAI Southern Centre premises, Ambattur**, under the chairmanship of **Thiru R. Nimrode, Centre Chairman**, to discuss issues affecting the construction industry, particularly the **Draft Registration Bill, 2025**.

The meeting was attended by Thiru S. Ramaprabhu, DTCP Committee Chairman; Thiru R. R. Shridhar, Past Chairman; and Thiru N. G. Lokanathan, Immediate Past Chairman, along with office bearers of various affiliated associations. Valuable suggestions and recommendations on the Draft Registration Bill were deliberated upon for submission to the Government through **BAI Headquarters**.

75TH ANNUAL GENERAL MEETING OF BAI SOUTHERN CENTRE : - The 75th Annual General Meeting of BAI Southern Centre was held on 11th June 2025 at the BAI Southern Centre Premises, Ambattur, Chennai. The Annual Report for 2024–25 was presented before the members.

Senior members appreciated the commendable work carried out by **Thiru N. G. Lokanathan, Immediate**

Past Chairman, and his team during their tenure. A total of **53 members attended** the meeting, which provided an opportunity to review the Centre's activities and achievements and strengthen unity among the members.

TECHNICAL SEMINAR ON PT SLABS AND BEAMS :- On 20th June 2025, BAI Southern Centre organised a Technical Seminar on PT Slabs and Beams at the Padma Bhushan Dr. A. Ramakrishna Auditorium, Ambattur. Thiru R. Nimrode, Centre Chairman, delivered the Welcome Address, while Bhishma Thiru R. Radhakrishnan, Past National President and Trustee, delivered the Inaugural Address. Technical experts from UCON PT Structural Systems Pvt. Ltd. gave presentations on Diaphragm Wall Construction and Post-Tensioning Techniques. The seminar was organised under the leadership of Thiru R. Ramesh, Chairman, Seminar Committee, and Thiru S. Karunanithi, Co-Chairman, and benefited around 175 members. The programme concluded with the Vote of Thanks by Thiru G. Diwakar, Honorary Secretary.

CERTIFICATE AWARD CEREMONY FOR FREE IN-PLANT TRAINING PROGRAMME : - On 24th June 2025, BAI Southern Centre, in association with the Southern Builders' Charitable Trust, organised a Certificate Award Ceremony at the Padma Bhushan Dr. A. Ramakrishna Auditorium, Ambattur, for students who completed the Free In-Plant Training Programme in Draughtsman Civil (CADD) and Architectural Draughtsman (Revit).

A total of 100 students from Government ITIs successfully completed the training programme conducted with the support of CADD Labs, Anna Nagar. Certificates were presented by Sevarathna Bhishma Thiru R. Radhakrishnan, Past National President and Trustee, BAI, in the presence of Thiru K. Venkatesan, State Chairman, and Thiru L. Venkatesan, All India Trustee. The programme was coordinated by Thiru K. Annamalai, Chairman, Skill Development Committee, and reflected the Centre's continued commitment towards skill development and industry-oriented training.

INDUSTRIAL SITE VISIT FOR ITI STUDENTS : - On 2nd July 2025, BAI Southern Centre facilitated an Industrial Site Visit for around 20 Draughtsman Civil students of Government Women ITI, Ambattur, along with faculty members, at the project site of M/s Rahul Associates, Thiruvengadam Nagar, Ambattur. The students received practical exposure

to construction methods, structural components, safety practices, curing and quality control. The visit was guided by Thiru R. Nimrode, Centre Chairman, and other representatives of BAI and SCRDS. The programme helped students bridge the gap between classroom learning and practical construction practices, contributing to their technical and professional development.

SPORTS TOURNAMENT 2025–26 :- On 13th July 2025, BAI Southern Centre organised the Sports Tournament 2025–26 at AIEMA – Fiverings Sports Pvt. Ltd., Ambattur, Chennai. A total of 203 members participated enthusiastically in Shuttle Cork, Carrom, Chess, Indoor Cricket and Archery. The tournament was organised under the leadership of Thiru N. G. Lokanathan, Chairman, Image Building/ Sports Committee, and was declared open by Thiru Mu. Mohan, Past National President and Trustee. The event promoted sportsmanship, fellowship, unity and healthy interaction among members and their families.

SECOND STATE-LEVEL MC/GC MEETING :- The Second State-Level MC/GC Meeting was held at Dindigul on 18th and 19th July 2025. The meeting was attended by Thiru Mu. Mohan, Past National President and Trustee; Thiru K. Venkatesan, State Chairman; Thiru L. Venkatesan, All India Trustee; Thiru R. Nimrode, Centre Chairman; Thiru K. Gopinathan, Vice Chairman; Thiru G. Diwakar, Honorary Secretary; and Thiru A. Sathyanarayana, Honorary Treasurer, along with the MC/GC Members and Senior Members of BAI Southern Centre. The active participation of the Centre's leadership and members reflected its continued commitment towards the activities and organisational programmes of BAI at the State level.

ECUBE PAPER PRESENTATION: - On 13th August 2025, the ECUBE Paper Presentation was held at Meenakshi Sundararajan College of Engineering. Thiru P. Ramkumar and Thiru R. Ramesh of BAI Southern Centre reviewed research papers submitted by 39 students, evaluating the papers on aspects including technical accuracy, research quality and clarity of presentation.

Thiru A. N. Balaji, Chairman, Civil Engineering Graduates Training and Orientation Committee, appreciated the experts for their valuable contribution to the academic and professional development of the participating students. The programme reflected the Centre's continued

association with academic institutions and its commitment towards encouraging young engineering talent and technical excellence.

79TH INDEPENDENCE DAY CELEBRATIONS :- On 15th August 2025, BAI Southern Centre celebrated the 79th Independence Day at its premises with great enthusiasm and patriotic spirit. More than 40 members participated in the celebrations. **Bhishma Thiru R. Radhakrishnan, All India Past President and Past Trustee**, was the Chief Guest and hoisted the National Flag, followed by the National Anthem. The programme was attended by senior members, office bearers and EC/GC Members, and concluded with the distribution of sweets and breakfast, strengthening the spirit of **unity, patriotism and fellowship** among the members.

SECOND WORKERS' HEALTH CAMP 2025–26 :- On 20th August 2025, BAI Southern Centre, in association with the Southern Builders' Charitable Trust, organised the Second Workers' Health Camp for 2025–26 at Baashyaam Crown Residences, Chennai. Doctors from Apollo Hospital and Saveetha Dental College provided health services to more than 300 construction workers, including ECG, eye and dental check-ups, blood sugar and blood pressure tests, along with health awareness programmes and distribution of essential medicines. The initiative reflected the Centre's continued commitment towards the **health, welfare and well-being of construction workers**.

SECOND ALL INDIA MC/GC MEETING :- On 23rd August 2025, a delegation of 24 members from BAI Southern Centre, comprising Senior Members, Office Bearers and General Council Members, participated in the Second All India MC/GC Meeting held at Hotel Babylon International, Raipur, Chhattisgarh. The participation of a strong delegation reflected the Centre's active involvement and continued commitment towards the National-level activities, deliberations and organisational programmes of the Builders' Association of India.

SECOND ALL INDIA MC/GC MEETING AND NATIONAL AWARDS :- A delegation of BAI Southern Centre participated in the Second All India MC/GC Meeting, held on 23rd August 2025 at Hotel Babylon International, Raipur, Chhattisgarh, along with the 84th Annual General Meeting of BAI. During the programme, BAI Southern Centre received several prestigious National Awards for its outstanding performance during 2024–25, including

the Best Centre Award for the 16th consecutive year, Best Publication Award for the 11th consecutive year, Best Image Building Activities by a Centre, and Recognition for Organising the Best MC/GC Meeting. Further, Shri R. Sivakumar, Immediate Past National Vice President, South Zone-II, received the Best Performing Vice President Award. These recognitions reflected the Centre's continued excellence and collective efforts of its members and leadership.

MEETING WITH DEPUTY COMMISSIONER (WORKS), GREATER CHENNAI CORPORATION: - On 2nd September 2025, a delegation of BAI Southern Centre met Thiru V. Sivakrishnamurthy, I.A.S., Deputy Commissioner (Works), Greater Chennai Corporation, along with senior officials of the Corporation. The delegation, led by Thiru R. Nimrode, Centre Chairman, submitted a memorandum seeking the early clearance of pending payments to contractors and the resumption of the RXIL Scheme. The Centre highlighted that these measures would provide financial relief to contractors and support the smooth execution of ongoing construction works. The meeting reflected the Centre's continued efforts to represent and safeguard the interests of the construction fraternity.

TECHNICAL SEMINAR ON "OVERVIEW ON PRESENT PILE FOUNDATIONS AND PILE LOAD TESTS": - On 10th September 2025, BAI Southern Centre organised a Technical Seminar on "Overview on Present Pile Foundations and Pile Load Tests" at the PadmaBhushan Dr. A. Ramakrishna Auditorium, Ambattur, Chennai. The technical session was delivered by Dr. B. Ramprasad, Managing Director, M/s Prasad Armstrong Yen GEC (P) Ltd., Chennai, covering various types of pile foundations, pile load testing methods, practical case studies and professional recommendations. The seminar was organised under the leadership of Thiru R. Ramesh, Chairman, Seminar Committee, and Thiru S. Karunanithi, Co-Chairman, and was attended by around **150 members**, who benefited from the valuable technical knowledge and practical insights shared during the programme.

TREE PLANTATION PROGRAMME ON ENGINEERS' DAY :- On 15th September 2025, in commemoration of Engineers' Day and as a tribute to Bharat Ratna Sir M. Visvesvaraya, BAI Southern Centre organised a Tree Plantation Programme at Sri Venkateswara College of Engineering &

Technology, Thirupachur, Thiruvallur. With the support of the Tamil Nadu Forest Department, the Centre planted 200 saplings as part of its commitment towards environmental conservation and sustainable development. The programme reflected the Centre's continued emphasis on environmental responsibility, social commitment and a greener future.

42nd ANNUAL GENERAL MEETING & AYUDHA POOJA – 30th September 2025 The 42nd Annual General Meeting of the Southern Construction Research and Development Service Society was held at the BAI Southern Centre, Ambattur, during which the **Annual Report for 2024–25** was presented. On the same day, **Ayudha Pooja** was performed at the Centre premises, with members offering prayers for prosperity and the smooth progress of professional activities.

MEETING WITH COMMISSIONER, GREATER CHENNAI CORPORATION – 10th October 2025 - A delegation of BAI Southern Centre met Thiru J. Kumaragurubaran, I.A.S., Commissioner, Greater Chennai Corporation, and submitted memoranda seeking reduction in the **RXIL payment release period from 120 to 90 days** and exemption from **Pollution Certificates in forthcoming tenders**, pending the final orders of the Appellate Authority.

3rd STATE LEVEL MC/GC MEETING – 13th & 14th October 2025 The 3rd State Level MC/GC Meeting was held at **Hotel Grand Viswa, Kanyakumari**, and was attended by senior leaders, office bearers and MC/GC Members of BAI Southern Centre.

INTER-COLLEGE TECHNOLOGY ORATORICAL COMPETITION – 16th October 2025

As part of the **Builders' Day Celebrations**, BAI Southern Centre organised an **Inter-College Technology Oratorical Competition** on the theme **"Viksit Bharat @ 2047 – Construction and Infrastructure Industry's Moment to Shine."** A total of **29 students from six engineering colleges** participated in English and Tamil.

BUILDERS' DAY CELEBRATION – 7th November 2025- BAI Southern Centre celebrated **Builders' Day** at **Dr. Ambedkar Arangam, ICF, Chennai**. A Medical Camp benefited over **400 construction workers** with free health check-ups and medicines. Prizes were presented to the winners of the

Oratorical Competition, and **Thiru T.V. Chandrasekaran** was specially honoured for his contribution to the construction industry.

TECHNICAL SEMINAR ON “NEW CONSTRUCTION – 5 POINT WATERPROOFING” – 14th November 2025-BAI Southern Centre organised a Technical Seminar on “New Construction – 5 Point Waterproofing” at the BAI Southern Centre premises. Technical presentations were delivered by experts from **M/s Pidilite Industries Ltd. and Dr. Fixit**, and around **180 members** benefited from the programme.

FOURTH WORKERS’ HEALTH CAMP & DIARY RELEASE – 20th December 2025 :-BAI Southern Centre, in association with the **Southern Builders’ Charitable Trust**, organised the **Fourth Workers’ Health Camp** at **Bhaggyam Pranathi Project Site, Chennai**, benefiting over **300 construction workers** with health check-ups and medicines. On the same day, the **BAI Southern Centre Diary 2026** was formally released at the Centre’s office.

XXXII ALL INDIA BUILDERS’ CONVENTION – 7th to 9th January 2026 -A total of **36 members** participated in the **XXXII All India Builders’ Convention** at **Goa**. BAI Southern Centre received prestigious National Awards, including **Best Overall BAI Centre, Best Publication, Best Image Building Activities and Best MC/GC Meeting**, while **Shri R. Sivakumar** received the **Best Performing Vice President Award**.

PWD COMMON SCHEDULE OF RATES MEETING – 21st January 2026 - BAI Southern Centre representatives participated in the preliminary meeting convened by **PWD** for finalising the **Common Schedule of Rates for 2026–27**, and submitted suggestions for suitable revisions.

SITE VISIT FOR ASSESSMENT OF PLANTATION SURVIVAL – 22nd January 2026

As part of its **Platinum Jubilee Green Initiative**, BAI Southern Centre reviewed the survival of saplings planted under its environmental programme. More than **90% of the saplings** were found to have survived and were being properly maintained.

77th REPUBLIC DAY CELEBRATION – 26th January 2026 - The **77th Republic Day** was celebrated at the **BAI Southern Centre premises** with patriotic spirit. **Mr. Mu. Moahan, All India Past President and Trustee**, unfurled the National Flag,

followed by the National Anthem and breakfast.

GENERAL BODY MEETING – 28th January 2026 - The **General Body Meeting** was held at the **BAI Southern Centre premises, Ambattur**, during which the new team of **Office Bearers and EC/GC Members for 2026–27** was unanimously elected.

PWD COMMON SCHEDULE OF RATES MEETINGS – February 2026 - BAI Southern Centre representatives participated in the **Second and Third Preliminary Meetings** convened by **PWD** for finalising the **Common Schedule of Rates for 2026–27**, and submitted detailed suggestions and recommendations for necessary revisions.

MEETING WITH MR. S. N. SUBRAHMANYAN – 14th February 2026 - A BAI Southern Centre delegation met **Mr. S. N. Subrahmanyan, Chairman & Managing Director, Larsen & Toubro**, and formally invited him to grace the **75th Platinum Jubilee “Glorious 75” Grand Finale** as **Chief Guest**.

TAMIL NADU ACADEMY OF CONSTRUCTION GOVERNING COUNCIL MEETING – 17th February 2026 - **Bhishma Shri R. Radhakrishnan**, **Past National President and Trustee**, attended the **4th Governing Council Meeting of the Tamil Nadu Academy of Construction**. During the meeting, he was felicitated by **Thiru C. V. Ganesan, Hon’ble Minister for Labour, Government of Tamil Nadu**, in recognition of his contribution to the construction sector.

STATE CORE COMMITTEE MEETING – February 2026 - Representatives of **BAI Southern Centre** participated in the **State Level Core Committee Meeting** hosted by **BAI Kancheepuram Centre**, under the chairmanship of **Mr. K. Venkatesan, State Chairman**.

FREE IN-PLANT TRAINING PROGRAMME – 23rd February 2026 - BAI Southern Centre, in association with the **Southern Builders Charitable Trust**, commenced a **100-day Free In-Plant Training Programme in Draughtsman Civil and Architectural Draughtsman (Revit & 3D)**. The programme is expected to benefit over **100 students** from **four Government ITIs**.

84th PWD PRODUCT ASSESSMENT COMMITTEE MEETING – 26th February 2026

BAI Southern Centre representatives attended the **84th PWD Product Assessment Committee Meeting**

concerning the approval of Civil, Electrical and **M-Sand products**, along with representatives from various Government departments and technical institutions.

PLATINUM JUBILEE “GLORIOUS 75” GRAND FINALE – 8th March 2026 - BAI Southern Centre grandly celebrated its 75th Platinum Jubilee “Glorious 75” Grand Finale at the Chennai Trade Centre, Nandambakkam. The programme featured the release of the **Special Platinum Jubilee Souvenir**, felicitation of distinguished leaders and presentation of the **BAI Thalapathi Award and Life Time Achievement Award**, marking a historic milestone in the Centre’s 75-year journey.

4th STATE LEVEL MC/GC MEETING – 13th & 14th March 2026 -The 4th State Level MC/GC Meeting was held at **Coimbatore** and attended by senior leaders and members of BAI Southern Centre. During the programme, **Mr. N. G. Lokanathan, Immediate Past Chairman**, received a memento on behalf of the Centre.

ALL INDIA MC/GC MEETINGS- During the year, **BAI Southern Centre** actively participated in all four All India MC/GC Meetings held at **Port Blair, Raipur, Angamally and Hyderabad**, with strong representation from its senior leaders, office bearers and MC/GC Members. The Centre received prestigious National Awards at the **Raipur meeting**, reflecting its continued excellence and active participation in BAI activities.

TIRUCHIRAPPALLI CENTRE

The new team of Office Bearers of **BAI Tiruchirappalli Centre** officially assumed charge on **1st April 2025** at the BAI Office. **Mr. Palanikumar, Immediate Past Chairman**, handed over charge to **Mr. A. Nazurudeen, Chairman**, in the presence of **Ayya R. Devarajan, Trust Chairman**, Past Chairmen and Executive Committee Members.

The Installation Function of the new team was subsequently held at **Morais Clarion Hall, Tiruchirappalli**, where **Mr. K. Venkatesan, State Chairman**, installed the new Office Bearers. **Mr. M. Atul Priyadhrshi, Deputy General Manager, SBI**, attended as the Special Guest.

EXECUTIVE COMMITTEE AND GENERAL BODY MEETINGS

During 2025–26, the Centre conducted a total of 12

Executive Committee Meetings at various venues. The Centre also conducted **two General Body Meetings**, held on **18th June and 26th August 2025**, providing opportunities for members to interact and deliberate on important matters. Special guests and representatives from various organisations participated in these meetings and shared valuable information with the members.

BUILD TECH 2025 – TECHNICAL SEMINAR

The Centre organised **Build Tech 2025**, a one-day Technical Seminar at **Hotel High Point, Tiruchirappalli**. **Er. S. Ramaprabhu, Chairman, DTCP & CMDA Committee, BAI Tamil Nadu**, was the Resource Person and provided valuable information on **TN RERA Rules and Regulations**.

More than **100 participants** benefited from the informative technical session, which enhanced their understanding of important regulatory and practical aspects of the construction industry.

BUILDERS’ DAY CELEBRATIONS

The **Builders’ Day Function** was held on **28th September 2025** at **Morais Clarion Hall**. A major highlight of the celebration was a **Medical Camp for the construction community**, organised in association with **Kavery Hospital, Dr. Nivea’s Dental Network and St. Joseph Eye Hospital**.

More than **250 persons** benefited from general medical, dental and eye check-ups. The programme was attended by several National and State leaders of BAI.

The **Annual Karikalan Awards** were also presented to distinguished personalities in recognition of their contributions to the construction industry.

BAI DIARY 2026 AND STATE DIARY RELEASE:- The **BAI Diary 2026** was released on **10th December 2025** during the General Body Meeting at **Hotel Red Fox**. The Diary was successfully brought out under the leadership of **Er. Muruganatham, Diary Committee Chairman**, with the support of sponsors and advertisers.

The Centre also hosted the **BAI State Core Committee Meeting and State Diary 2026 Release Function** on **23rd December 2025** at **Hotel Blossoms, Tiruchirappalli**, under the leadership of **Er. Sitharthan, State Diary Chairman and Past Chairman of the Centre**.

BUILD ROCK 2025 EXHIBITION :- The Centre successfully organised **Build Rock 2025**, an exhibition of **Building & Interior Materials and Home Needs**, from 26th to 28th December 2025 at **KalingarArivalayam, Tiruchirappalli**.

The exhibition was inaugurated by **Hon'ble Minister Mr. K. N. Nehru, Minister for Municipal Administration, Government of Tamil Nadu**. More than **105 exhibitors** participated, providing an important platform for manufacturers, suppliers and businesses connected with the construction and home industry.

BUILD SKILL – TECHNICAL TRAINING PROGRAMME:-As part of its skill development initiatives, the Centre organised **Build Skill Technical Training for Plumbers** on 10th February 2026 at the Experience Centre of **Indur Electricals**.

The programme benefited more than **40 plumbers** and provided useful technical knowledge and practical exposure.

PAST CHAIRMEN'S DAY :- The Centre celebrated **Past Chairmen's Day** at **Morais Clarion Hall** to acknowledge and honour the valuable contributions of its former Chairmen. **Mr. R. Radhakrishnan, Past National President and Mentor**, attended as the Chief Guest and appreciated the contributions of the Past Chairmen towards the growth and development of the Centre.

YEAR-END ACTIVITIES:-The year concluded with the **12th Executive Committee Meeting**, held at **Ocean Spray Resort, Puducherry**, on 28th March 2026, which also provided an opportunity for fellowship and interaction among members and office bearers. The Centre was led by **Mr. A. Nazurudeen, Chairman; Mr. J. Jayaraman, Secretary; and Er. P. A. Viswanath, Treasurer** during the year. Apart from the above activities, the Centre also **submitted its audited accounts for the financial year 2024–25 within the stipulated time**.

TIRUNELVELI CENTRE

The Centre received wholehearted support from **Secretary Er. Gunaseelan, Treasurer Er. Venkatesh, former Chairmen, Office Bearers, Executive Committee Members, General Body Members and the entire membership**. Their collective efforts contributed significantly to the Centre's activities and achievements during 2025–26.

EXECUTIVE COMMITTEE MEETINGS :- During the year, **BAI Tirunelveli Centre** conducted **11 Administrative and Executive Committee Meetings** to review the Centre's functioning and take decisions relating to administration, membership, welfare activities, programmes and future planning. Important matters relating to **Trust welfare, membership, annual subscriptions, a proposed cricket match, tree plantation and participation in State-Level MC/GC Meetings** were deliberated upon. A **Joint Executive Committee Meeting** was also held at the close of the term.

GENERAL BODY MEETING AND ELECTION OF NEW OFFICE BEARERS :-A General Body Meeting was held on **30th January 2026**, during which the new Office Bearers and Executive Committee Members for 2026–27 were elected.

The new Office Bearers included **Mr. Muralidharan, President; Mr. Duraimuthu, Vice President; Mr. M. Muthukumar, Secretary; Mr. Sameer, Joint Secretary; and Mr. C. Muthukumar, Treasurer**. New General Body and Executive Committee Members were also elected, reflecting the Centre's unity and democratic functioning.

INSTALLATION FUNCTIONS AND CENTRE REPRESENTATION :-The Centre actively participated in the installation and swearing-in ceremonies of neighbouring BAI Centres, including **Kanyakumari, Tuticorin, Kovilpatti, Nazareth, Virudhunagar and Madurai**.

The Centre's own **Silver Jubilee and Installation Ceremony** was celebrated grandly on **9th May 2025**. **Er. A. Manmathan** assumed office as Chairman for 2025–26, with **Er. Gunaseelan** as Secretary and **Er. Venkatesh** as Treasurer. The programme was attended by **Mr. K. Venkatesan, State Chairman**, former National and State leaders, representatives of allied organisations, members and their families.

REPRESENTATION ON CONSTRUCTION INDUSTRY ISSUES :-On 12th May 2025, under the leadership of **Chairman Er. A. Manmathan**, more than **300 members** participated in a protest highlighting the escalating prices of **M-Sand, B-Sand and aggregates**. A delegation subsequently met the **District Collector** and submitted a representation seeking reduction and stabilisation of construction material prices.

GOVERNMENT AND TOWN PLANNING

INTERACTIONS:-The Centre maintained active interaction with Government and Town Planning authorities throughout the year. On **30th April 2025**, the Centre honoured retiring **City Planner Mr. Tamil Selvan** of Tirunelveli Corporation.

On **6th June 2025**, a delegation led by **Chairman Er. Manmathan** and **Immediate Past State Chairman Er. Palanivel** met **Town Planning Director Mr. Ganesan, IAS**, and submitted representations regarding the implementation of the **Tirunelveli Master Plan, Plot Regularization, simplification of online approval procedures and other planning issues**.

The Centre also held discussions with Corporation authorities regarding construction-sector matters and, in **January 2026**, interacted with senior Corporation and Town Planning officials on issues relating to **building approvals, self-certification and awareness regarding unauthorized constructions**.

On **23rd February 2026**, the Centre met **Hon'ble Mr. Mookkaiya**, on his assuming office as **Joint Director of the District Town Planning Department, Tirunelveli**, and conveyed its greetings and best wishes.

WORLD ENVIRONMENT DAY AND GREEN INITIATIVES:-Environmental protection remained an important focus of **BAI Tirunelveli Centre** during the year. **World Environment Day** was observed on **5th June 2025** through a major **Tree Plantation Programme at MG Sai Nagar**, under the leadership of **Chairman Er. A. Manmathan**, with the participation of office bearers, former Chairmen and members.

The Centre further organised tree plantation programmes on **15th September 2025**, in connection with **Engineers' Day**, and on **22nd September 2025** at **St. Thomas High School, Melapalayam**. In recognition of these sustained green initiatives, the Centre received a **Certificate of Appreciation for planting the highest number of saplings at the 3rd State-Level MC & GC Meeting**.

TECHNICAL SEMINARS AND PROFESSIONAL DEVELOPMENT PROGRAMMES

During the year, the Centre organised several technical seminars and professional development programmes for the benefit of members and the construction fraternity. Programmes covered important subjects including Business Management,

Water Softener Technology, Finance for MSMEs and Real Estate, Rules and Regulations, Steel and Construction Products. The Centre also jointly organised an EPFO Awareness Programme on the Construction Industry with CREDAI Tirunelveli Centre, with the support of the Ministry of Labour & Employment, Government of India. In addition, Mr. N. K. Ramesh, Deputy Planner, CMDA, interacted with members and provided valuable guidance on **urban planning and development**. These programmes provided useful technical knowledge, professional guidance and industry updates to the members.

JOINT AWARENESS AND PROMOTIONAL PROGRAMMES :- The Centre actively organised and participated in joint awareness and promotional programmes with various professional organisations. A **Promotion and Awareness Programme**, a **GST Awareness Programme** and a **Technical Presentation Programme** were conducted in association with professional bodies, benefiting more than **200 engineers, entrepreneurs and builders** on each occasion. The programmes provided valuable professional, technical and financial guidance to the participants and strengthened coordination among organisations connected with the construction industry.

INDUSTRIAL AND FACTORY VISITS :-The Centre organised several **industrial and factory visits** during the year to provide practical exposure and technical knowledge to members. More than **200 members** visited **D Cube Company at Gangaikondan SIPCOT**. On **9th October 2025**, over **60 members** visited **Precision Storage Vessels Pvt. Ltd., Nagercoil**, and **Selva Electrical Industries Pvt. Ltd., Colachel**, gaining knowledge about various construction and electrical products. An **Industrial Plant Visit to Suryadev Alloys and Power Pvt. Ltd., Chennai**, was also organised on **17th December 2025**, providing members with valuable insights into **steel manufacturing, quality standards and the use of steel products in construction**.

SOCIAL WELFARE AND COMMUNITY SERVICE ACTIVITIES:-The Tirunelveli Centre continued its commitment to social responsibility through various welfare initiatives, including support to children, **Free Eye Medical Camps** in association with leading healthcare and social organisations, and assistance for eligible beneficiaries requiring cataract surgery. The Centre also celebrated Diwali with orphaned children, distributing new

clothes and essential items, and organised Christmas and New Year celebrations at St. Annai Children's and Old Age Home. Further, a Traffic Safety Barricade Distribution Programme was organised for the Palayamkottai Traffic Division, reflecting the Centre's continued commitment to community welfare, public safety and social responsibility.

INDEPENDENCE DAY AND REPUBLIC DAY CELEBRATIONS :-The 79th Independence Day was celebrated on **15th August 2025** under the leadership of **Chairman Mr. Manmathan**, who hoisted the National Flag and delivered the Independence Day address. The Centre also participated in the Independence Day programme organised by Royal School. The Republic Day Celebration was held on **26th January 2026** at the Association Building, Krishnapuram, under the leadership of Chairman Er. Manmathan. Former Chairman and Trustee Er. Rajesh hoisted the National Flag in the presence of office bearers, former Presidents and members, strengthening the spirit of **patriotism, unity and national pride**.

ENGINEERS' DAY CELEBRATION :-Engineers' Day was celebrated on **15th September 2025** through environmental and fellowship activities. In addition to a **Tree Plantation Programme at Holy Angels BCV International School**, the Centre participated in the Engineers' Day Family Function organised by the **Tirunelveli Civil Engineers Association**. **Chairman Er. Manmathan** attended the programme, while **Er. Rajesh** and **Er. Raghavan** participated as Special Guests.

BUILDERS' DAY CELEBRATION AND FAMILY GET-TOGETHER:-The Builders' Day Celebration and Family Get-Together was held on **23rd November 2025** at **Murugu Mahal, Tharuvai**, under the leadership of **Chairman Er. Manmathan**. **State Chairman Er. Venkatesan** attended as the Chief Guest, while **Mr. R. S. Murugan** and **Er. Ulaganatha Sankar** attended as Special Guests. Members and their families participated enthusiastically in cultural programmes and other activities. **Engr. Divakar** was specially honoured for his blood donation, and the programme concluded with the Vote of Thanks by **Secretary Engr. Gunaseelan**.

ULTRATECH "SUBH AARAMBH" EXPO:-On **21st November 2025**, the Centre participated in the **UltraTech "SubhAarambh" Expo**, inaugurated by **Chairman Er. A. Manmathan**. Former Chairmen, office bearers, Executive Committee Members and

engineer friends participated in the programme. The Expo showcased **17 varieties of UltraTech UBS (U-Tech) products**.

ULTRATECH FAMILY TOUR PROGRAMME:-On **4th January 2026**, **UltraTech Cement** organised a **Family Tour Programme at Sathya Resort, Thoothukudi**, for members of **BAI Tirunelveli Centre** and their families. Participants of all age groups enjoyed games, competitions and cultural and entertainment programmes, including dance, music, children's activities and magic shows. The programme provided an enjoyable opportunity for **fellowship, family interaction and recreation**, and the Centre appreciated **UltraTech Cement** for organising the memorable event.

SAMATHUVA PONGAL CELEBRATION AND SPORTS PROGRAMME:-On **11th January 2026**, the Centre organised a **Samathuva Pongal Celebration and Sports Programme at Holy Angels International School** under the leadership of **Chairman Er. Manmathan**. **Immediate Past State Chairman Er. Palanivel** and **Mr. Muthusamy, Sales Head, Berger Paints**, attended as **Chief Guests**, while **Former Chairman Er. Esakkiyappan** attended as **Special Guest**. Various cultural and sports activities were conducted, and prizes and gifts were distributed to the participants.

WOMEN'S DAY TOUR PROGRAMME:-For the first time, **BAI Tirunelveli Centre** organised a **Women's Tour Programme to Poovar, Kerala**, on **8th and 9th February 2026** in connection with Women's Day. More than **60 women from members' families** participated and enjoyed the fellowship and recreational programme. The Centre expressed its appreciation to **Rajesh Electricals, Premier Pipe, SSV Tiles** and all others who supported the successful / K " (of the programme.

STATE-LEVEL MC & GC AND CENTRAL COMMITTEE MEETINGS:-The Centre actively participated in the **2nd, 3rd and 4th State-Level MC & GC Meetings** held at **Dindigul, Kanyakumari and Coimbatore**, respectively. **Chairman Er. Manmathan**, along with Office Bearers and members, represented the Centre and presented its activities. The Centre received a **Certificate of Appreciation for planting the highest number of saplings** and was appreciated for its overall performance.

The Centre also actively participated in the **State-Level Central Committee Meeting** held at **Tiruchirappalli**, representing **Tamil Nadu, Puducherry and Andaman Regions**, under the leadership of **Centre Chairman Mr. A. Manmathan**, along with former State and Centre leaders, Office Bearers and members.

NATIONAL BAI CONVENTION AND AWARDS:-The Centre participated in the **BAI National Convention** held at **Goa** from **8th to 10th January 2026**. The **Tirunelveli Centre** was represented by **Chairman Er. Manmathan, Immediate Past State Chairman Er. Palanivel, former Office Bearers and members**.The Centre received **two prestigious National Awards for Best Builders' Day and Best Technical Seminar**, bringing pride and recognition to the **Tirunelveli Centre**.

BUSINESS AND PROFESSIONAL INAUGURATIONS:-The Centre continued to support the professional growth of its members. On **11th June 2025**, **Chairman Er. Manmathan** inaugurated the new office of **MD Buildcare**, owned by Centre member **Mr. Naina Mohammed**.

On **10th October 2025**, **Chairman Er. Manmathan** inaugurated **Best Builders Nellai and Ashika Paints**, in the presence of Office Bearers and members.

PARTICIPATION IN OTHER PROFESSIONAL PROGRAMMES:-The Centre actively participated in programmes organised by other professional organisations. **Chairman Mr. Manmathan** attended the **CEDOI Tirunelveli Centre Guest of the Day Programme** on **4th June 2025**.Members also participated in the **Swearing-in Ceremony of CREDAI Tirunelveli Centre Chairman Mr. P. Govindan** on **16th May 2025**. Further, on **12th August 2025**, **Chairman Mr. Manmathan** attended as **Chief Guest** at the **42nd Week Meeting Programme of the CNI Tirunelveli Chapter**.

OTHER ACTIVITIES AND MEMBER PARTICIPATION:-The Centre remained actively involved in various **professional, social and community activities** throughout the year, including participation in showroom inaugurations, professional gatherings, installation functions and programmes concerning the interests and welfare of the construction industry.Members **Er. Velmurugan and Er. Kingston**were specially appreciated for their voluntary **blood donation**. The Centre also

participated in activities relating to the welfare and demands of construction workers and attended the inauguration of **Legends Lift**.These activities reflected the Centre's continued commitment towards **professional development, member participation, social responsibility and fellowship within the construction fraternity**.

TUTICORIN CENTRE

The year 2025–26 was an active and successful period for **BAI Tuticorin Centre**, marked by a wide range of organisational, technical, professional, social, environmental and fellowship activities.

The new team of Office Bearers for 2025–26 was installed on **7th April 2025** at **DSF Grand Plaza**, with **Sri K. Venkatesan**, **State Chairman**, installing **Er. John Jebamani** as **Chairman** along with the new team. **Mr. T. Ravel**, **Patron Member**, attended as **Guest of Honour**, while **Er. B. Palanivel**, **Immediate Past State Chairman**, conveyed his greetings and best wishes.

During the year, the Centre conducted one **General Body Meeting**, **13 Sponsor Meetings** and **12 Executive Committee Meetings**. These meetings, supported by various sponsors, included technical awareness sessions, training programmes and seminars, while providing an important platform for interaction, discussion and decisions relating to the Centre's administration, activities and future programmes.

A significant achievement was the organisation of the **Inter Centre Cricket Tournament** on **29th June 2025** at **Vikasa School Playground, Sawyerpuram**. Teams from **Tuticorin, Tirunelveli, Kanyakumari and Kovilpatti Centres** participated, promoting sportsmanship, fellowship and inter-centre interaction.

The Centre celebrated important national and cultural occasions, including **Independence Day, Republic Day, Pongal and Builders' Day**. **Builders' Day** was celebrated as a **Family Festival** on **11th January 2026** at **ICCI Convention Hall** on the theme "**Viksit Bharat @ 2047 – Construction and Infrastructure Industry's Moment to Shine**", with enthusiastic participation from members and their families.

The Centre also gave considerable importance to professional development and technical exposure. Various **Skill Development and Training Programmes**, including a **Career Guidance**

Programme for Plus Two students, Buildwell Training and DTCP Training Programmes, were organised. Members also participated in factory visits to Bharathi TMT, Renacon, Venus and NTPL, gaining valuable practical and technical knowledge.

Environmental protection remained another important focus. Engineers' Day and World Environment Day were observed through tree plantation programmes, environmental awareness rallies and seminars for students, promoting environmental consciousness among members and the younger generation.

A major organisational achievement of the year was the formation and inauguration of the new BAI Nazarath Centre, which strengthened the presence and growth of BAI in the region. The Centre also organised a programme on Thoothukudi Master Plan 2045, providing members with an opportunity to understand important aspects of the region's future development and planning.

The Centre actively participated in All India MC & GC Meetings as well as State-Level MC & GC Meetings, with the Centre Chairman, Office Bearers and MC/GC Members attending and contributing to organisational deliberations at both State and National levels.

Towards the close of the year, an Appreciation Programme and Family Get-Together was organised to honour members who had rendered valuable service and to strengthen fellowship among members and their families.

Overall, through the collective efforts of Chairman Er. John Jebamani, Secretary Mr. M. Jeyapaul Oliver, Treasurer Er. A. Levin, Vice Chairmen, Joint Secretary, General Council Members, Executive Committee Members, former Chairmen and all members, the Centre successfully conducted numerous programmes during 2025–26. The formation of BAI Nazarath Centre, Inter Centre Cricket Tournament, technical and training programmes, factory visits, environmental initiatives and active participation in State and National BAI activities were among the major highlights of the year. The Centre also acknowledged the valuable support of its sponsors, well-wishers and members in making the year's activities successful.

UDUMALPET CENTRE

The year 2025–26 was a highly active and productive

period for **BAI Udumalpet Centre**, marked by extensive participation in BAI programmes, social welfare initiatives, professional development activities, environmental programmes and fellowship events.

The Centre actively participated in the BAI Southern Centre Platinum Jubilee celebrations, the GLORIOUS-75 Grand Finale, and the All India Builders' Convention at Goa. Members also regularly represented the Centre at the State-Level and National-Level MC/GC Meetings, including meetings at Chennai, Dindigul, Kanyakumari, Coimbatore, Port Blair, Raipur, Kochi and Hyderabad, ensuring the Centre's active involvement in BAI activities at both State and National levels.

Social welfare and construction labour welfare were important areas of activity. The Centre organised **construction labour registration camps**, including programmes for unorganised and migrant construction workers, and assisted workers in obtaining Government registration and identity cards. A Medical Eye Camp for construction labourers was also organised, benefiting more than **150 workers**, while the labour registration programme benefited more than **200 construction workers**.

The Centre also demonstrated its commitment to community service by celebrating Blood Donors' Day and organising a blood donation initiative for Udumalpet Government Hospital, through which more than **20 units of blood** were donated. The Centre further extended support to students by providing Dummy Guns for NCC training at Udumalpet Government Arts College.

Professional and technical development activities included participation in the State-Level Private Contractors' Meeting, an Artificial Intelligence Workshop at Kochi, and a professional session on "Business Enquiry into Business." Members also participated in a GST Interaction Meeting, where issues affecting the construction industry were presented before the concerned authorities. The Centre additionally organised an Industrial Visit to the ACC Cement Plant, providing members with practical exposure to cement manufacturing processes.

Environmental responsibility was promoted through an Engineers' Day Tree Sapling Plantation Programme under the initiative "Ini OruNizhal

Seivom”, during which more than **50 saplings** were planted. The Centre also organised an Engineers’ Day celebration and felicitation programme, recognising engineers for their valuable service and contribution to society.

The Centre strengthened its organisational growth through an MSME Workshop and New Member Induction Programme, during which more than 20 new members joined the Centre. Another notable achievement was the launch of the first BAI Udumalpet Centre Diary–2026, which enhanced the Centre’s public visibility and contributed towards its fund-raising efforts.

The Centre celebrated its **first Builders’ Day** on **21st December 2025**, during which distinguished personalities known for their service to society were honoured. A **Grand Family Meet and Get-Together** was also organised, promoting fellowship and interaction among members and their families.

Important national occasions, including Independence Day and Republic Day, were celebrated in association with the Lt. Subash Renukadevi Memorial Trust and the Ex-Servicemen community, strengthening the Centre’s spirit of patriotism and community fellowship. The Centre also maintained cordial relations with neighbouring BAI Centres by participating in installation functions and programmes, including the BAI Palani Centre Installation Function and the Coimbatore Centre Builders’ Day and Diary Release Function.

During the year, the Centre conducted its General Body Meeting and election of the new team for 2026–27, followed by an Introduction Meeting of the newly elected Office-Bearers and Committee Members. The outgoing team expressed its gratitude to the members for their support and cooperation during the term.

Overall, **2025–26** was a year of significant growth

and achievement for BAI Udumalpet Centre. Through its active participation in State and National BAI activities, construction labour welfare camps, health and blood donation initiatives, technical and professional programmes, environmental activities, membership development and fellowship events, the Centre strengthened its presence and service to the construction fraternity, members and the wider community.

VISAKHAPATNAM CENTRE

During 2025-26, the Centre organized a total of 12 Executive Committee meetings. The Centre has been conducting the Executive Committee Meeting on the 1st Wednesday of every month to discuss issues pertaining to contractors with various departments and to deliberate on any other matters with the permission of the Chair.

The Engineers’ Day was celebrated by the Centre on 15th September 2025. On this occasion, engineers from the Centre were felicitated. Special felicitation was accorded to Shri R. Venkateswara Rao, Past State Chairman, BAI Andhra Pradesh, who was conferred with the Honorary Degree of Doctor of Letters by GITAM University.

On 4th February 2026, during the Executive Committee meeting, the Committee resolved to contribute an amount of Rs. 25,800/- towards the college fees of Shri KSSR. Naga Narasimha Rao, an engineering merit student of M/s. Anil Neerukonda Institute of Technology and Science, Sangivalasa, Visakhapatnam. This sponsorship was made possible through the generous support of Patron Members Shri Ch. Mangapathi Rao, M/s. Sri Surya Enterprises and Shri BVS. Subba Raju, M/s. Maha Maruti Constructions.

The election process of the Centre was conducted in a time-bound manner and the result was forwarded to HQ for necessary action.



Builders' Association of India

(All India Association of Engineering Construction Contractors and Builders)

FUNCTIONING CENTRES

WESTERN REGION GOA STATE Goa GUJARAT STATE Ahmedabad West Baroda Bharuch Gandhinagar Ahmedabad Karnavati Por-Ramangamdi Surat MADHYA PRADESH STATE Bhopal Indore Jabalpur CHATTISGARH STATE Ambikapur Bilaspur Bhillai* Durg Jagdalpur Kanker Rajnandgaon Raipur MAHARASHTRA STATE Ahmednagar Amravati Aurangabad Baramati Beed Butibori Dhule Ichalkaranji Jalgaon Kolhapur Latur Malegaon Mumbai Nagpur Nashik Nanded Nandurbar Pandharpur Parbhani Phaltan Pune Raigad Sangamner Sangli Satara Shahda Solapur Ulhasnagar Wai NORTHERN REGION RAJASTHAN STATE Ajmer*	Greater Jaipur Heritage* Jaisalmer Jodhpur Kota* Pink City Jaipur Jaipur Sikar* Udaipur* UTTAR PRADESH STATE Agra Agra Cantt Allahabad Aligarh Baghpat Bareilly Gautam Buddha Nagar Ghaziabad Greater Noida Hapur Loni Lucknow Meerut Meerut Cantonment Modinagar Moradabad Moradabad Northern Rly. Muzaffarnagar Kanpur Kanpur-South Sahibabad Shyamli* Sitapur Western U.P. Electrical DELHI STATE Delhi Delhi Jal Board* Delhi East Shahadara Delhi North Delhi South Delhi West Dwarka* South-East Delhi Vasundhara Enclave* HARYANA STATE Ambala* Faridabad Gurgaon Karnal Kundli Kurukshetra* Panipat Sonitpur* JAAMMU AND KASHMIR STATE Anantnag Baramulla* Jammu Srinagar	HIMACHAL PRADESH STATE Dharmasahala Mandi* Shimla Una* UTTARAKHAND STATE Dehradun Haridwar* Nainital* Rishikesh* Roorkee* PUNJAB STATE Amritsar* Bhatinda* Chandigarh Firozpur* Gurudaspur* Ludhiana* Mohali Pathankot* EASTERN REGION ASSAM STATE Guwahati Silchar Tezpur BIHAR STATE Danapur Muzaffarpur* Patna JHARKHAND STATE Adityapur Dhanbad Ranchi Jamshedpur ODISHA STATE Bhubaneswar WEST BENGAL STATE Kolkata Durgapur Haldia Siliguri SOUTHERN REGION-I ANDHRA PRADESH STATE Amaravathi Amaravathi Capital Amaravathi Rural Anakapalle Anantpur Guntur Kavali Nellore NTR Ongole Rajahmundry Ravulapalem Tanuku Tirupati Vaddeswaram (SABCA)	Vijaywada Visakhapatnam Vizag Steel City YSR Kadapa TELANGANA STATE Adilabad Greater Hyderabad Hyderabad Jangaon Kamareddy Karimnagar Khammam Kokapet L.B.Nagar Mahboobnagar Medak Medchal Nalgonda Nizambad Ranga Reddy Secunderabad Siddipet Vikarabad Warangal Yadadri KARNATAKA STATE Bangalore Chikamagalur Chitradurga Hassan Mandya Mangalore Mysore Nanjangud* Raichur Shimoga Udupi SOUTHERN REGION-II KERALA STATE Adoor Alleppey Aluva Angamaly Calicut Cochin Changanacherry Ettumanoor Idukki Kodungallur Trivandrum Kottayam Kollam Malappuram Muvattupuzha North Malabar** Pathanamthitta Palakkad Perumbavoor	Thripunithura Thrissur Thiruvalla TAMIL NADU STATE Avadi Chettinadu Chengai Coimbatore Dharapuram Dindigul Erode Hosur Jayankondam Kalpakkam Kallakurichi Kanyakumari Kodaikanal Kumbakonam Kanchipuram Karur Kovilpatti Southern (Chennai) Madurai Madhuranthakam Mayiladuthurai Nagapattanam Namakkal Nilgiri Neyveli Nazareth* Palani Perambalur Ponneri Poonamallee Pudukkottai Rajapalayam Ramanathapuram Salem Thanjavur Thenni Thiruthuraiipoondi Thiruvannamalai Thiruvavur Tiruchirappalli Tirunelveli Tirupur Tiruvallur Tuticorin Tambaram Tenkasi Thiruporur Udumalpet Vellore Villupuram Virudhunagar* UNION TERRITORIES Andaman & Nicobar Karaikal Pondicherry
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AFFILIATED ASSOCIATIONS

- Amravati District Contractors' Association, Amravati
- Association of Builders for Chennai Development
- Building Contractor Association Ichalkaranji
- Chennai Flat Promoters' Association – North
- Chennai Road Builders' Association Tamil Nadu Societies
- Chennai Suburban Builders Association
- Coimbatore Builders and Contractors Association
- Confederation of Real Estate Developers Association of India (CREDAI), Karnataka
- Contractors and Builders Association of Vidarbha
- CPWD Civil Contractor Association
- Earthmoving Contractors & Machinery Owners Association
- Flat Promoters Association (Ambattur & Avadi)
- Flat Promoters Association- Chennai South
- Gujarat Contractors' Association, Ahmedabad
- Jharkhand Local Thekedar Sangh, Ranchi
- Karnataka State Contractors' Association, Bangalore
- Kerala CPWD Contractors Association
- Kanchipuram Civil Engineers Association
- KIIFB Contractors' Association
- Latur District Builders' Association, Latur
- Mumbai Housing & Area Development Contractors' Association, Mumbai
- M/s. Municipal Construction Contractors
- Nagpur Contractors Association
- Pavers And Blocks Manufacturers Association
- Pavers Finished Road Builders' Association, Chennai
- Postal And Bsnl Contractors Societies
- Singara Chennai Builders Association
- Southern Region Petroleum Corporation Contractors Welfare Association
- State of Andhra Pradesh Building Contractors Association (SABCA)
- The Association of Engineering Contractors CMWSS Board
- Tamilnadu Fly Ash Bricks & Blocks Manufacturers Association,
- Tamil Nadu Solid, Hollow & Paver Blocks Manufacturers Association
- The Southern Railway Engineering Contractors Association
- Telangana Electrical Contractors Association

Builders' Association Of India

All India Association of Engineering Construction Contractors and Builders)
G-1/G-20, 7th Floor, Commerce Centre, J. Dadajee Road, Tardeo, Mumbai - 400034
Tel.: (91-22) 23520507, 23521328
Website: www.baionline.in • E-mail: baihq.mumbai@gmail.com

PROXY

Name of the Member

I/We, the undersigned

of

being a Member of Builders' Association of India hereby appoint

of

or failing him/her

of

or failing him/her

of

as my/our proxy to vote for me/us and on my/our behalf at the 84th Annual General Meeting of the Association being held on **Saturday, 3rd October, 2026 at 2.30 p.m. at Hotel Sahara Star, Mumbai.**

Signed this

Affix
Re.1/-
Revenue
Stamp

(Signature of Member
with Rubber Stamp)

Note: Proxies, in order to be effective, must be received by the Association not less than 48 hours before the time of the Meeting.

Please use BLOCK LETTERS

BUILDERS' ASSOCIATION OF INDIA

(ALL-INDIA ASSOCIATION OF ENGINEERING CONSTRUCTION CONTRACTORS & BUILDERS)

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

Tel.: 23514802, 23514134, 23520507 • Fax : 23521328

Web Site: www.baionline.in E-mail : baihq.mumbai@gmail.com



Estd. 1941

Centres at : Adilabad, Adityapur, Adoor, Agra, Agra Cantt., Ahmedabad, Ahmedabad West, Ahmednagar, Aligarh, Allahabad, Alleppy, Aluva, Ambikapur, Amravati, Amaravathi, Amaravathi Capital, Amaravathi Rural, Anakapalle, Anantnag, Anantapur, Andaman & Nicobar, Angamali, Aurangabad, Avadi, Baghat, Bangalore, Baramati, Bareilly, Baroda, Beed, Bhearah, Bhopal, Bhubaneswar, Bilaspur, Bithoor, Calicut, Chandigarh, Changanacherry, Chengai, Chennai, Chettinadu, Chikmagalur, Chitradurga, Coimbatore, Dhanapur, Delhi, Delhi East Shahdha, Delhi North, Delhi South, Delhi West, Dhanbad, Dharaupuram, Dhule, Dehradun, Dindigul, Durgapur, Durg-Bhillai, Duddu, Ettumonoor, Faridabad, Gautam Buddha Nagar, Gandhinagar, Ghaziabad, Goa, Greater Hyderabad, Greater Jaipur, Greater Noida, Guntur, Gurgaon, Guwahati, Haldia, Hapur, Hasan, Hosur, Hyderabad, Ichalkaranji, Idukki, Indore, Jabalpur, Jagdalpur, Jaipur, Jalgaon, Jaisalmer, Jammu, Jamshedpur, Jangaon, Jayankondam, Jodhpur, Kalpakam, Kalkurichi, Kamareddy, Kanchipuram, Kanker, Kanpur, Kanpur South, Kanyakumari, Karaikal, Karimnagar, Karnal, Karnavati, Karur, Kavali, Khammam, Kochi, Kodaikanal, Kodungallur, Kokapet, Kolhapur, Kolkata, Kollam, Kottayam, Kovvipati, Kumbakonam, Kundli, Latur, L. Nagar, Lonik, Lucknow, Madhuranthakam, Madurai, Mahaboonagar, Malappuram, Malegaon, Mangalore, Mandy, Mayiladuthurai, Medachal, Medak, Meerut, Meerut Cantt., Modinagar, Mohali, Moradabad, Moradabad North, N.Rly., Nambur, Muvattupuzha, Muzaffarnagar, Mysore, Nagapatnam, Nagpur, Naglonda, Namakkal, Nanded, Nandurbar, Nasik, Nellore, Neyveli, Nilgiri, Nizamabad, NTR, Ongole, Palakkad, Palani, Pandharpur, Panipat, Parbhani, Pathanamthitta, Patna, Perambalur, Perumbavoor, Phaltan, Pin City Jaipur, Pondicherry, Ponneri, Poonamallee, Por-Ramangandam, Pudukkottai, Pune, Raichur, Raigar, Raipur, Rajahmundry, Rajapalayam, Rajkot, Rajnandgaon, Ramanathapuram, Ranchi, Ranga Reddy, Ravulapalle, Sahibabad, Salem, Sangamner, Sangli, Satara, Secunderabad, Shadha, Shidha, Shimoga, Siddipet, Sicalga, Siliguri, Sitapur, Solapur, South-East Delhi, Srinagar, Surat, Tambaram, Tanuku, Tenaska, Tezpur, Thanjavur, Theni, Thirupurur, Thiruvaiyapondi, Thiruvannamalai, Thiruvannur, Thirupithur, Thiruvrithankar, Thiruvrithankur, Tirunelveli, Tirupati, Tirupur, Tiruvallur, Thiruvananthapuram, Tuticorin, Udumalpet, Udupi, Uthlasnagar, Vaddeswaran SABCA, Vellore, Vijayawada, Vikarabad, Villupuram, Visakhapatnam, Vizag Steel City, Wai, Warangal, Western UP, Electrical, Yadadi, YSR Kadapa

GST Registration Number:27AAATB0212F1ZI

 $To,$

The Executive Secretary

Builders' Association of India

G-1/G-20, 7th floor, Commerce Centre,

J. Dadajee Road, Tardeo, Mumbai 400034

Dear Sir,

Please enroll my/our* name as an ANNUAL/PATRON/AFFILIATED ASSOCIATION* Member of Builders' Association of India. I/We* am/are* connected with the Building Profession/Trade and Construction Industry as (please tick relevant box/s):

Please mention your Company Registration Number with MSME_____for our record purpose.

- ☐ Construction Contractor
 ☐ Real Estate Developer
☐ Engineer
 ☐ Consultant
☐ Architect
 ☐ Interior Decorator
☐ Engineering Colleges / Polytechnics
 ☐ Service Provider (Please specify) _____
☐ Manufacturer and/or dealer and/or hirer in construction material/equipment
☐ Repairs & Rehabilitation Contractor.

I/We* have read the Rules and Regulations# of your Association and agree to abide by the same.[#]
 (#will be given on request *Strike out whichever is not applicable)

Please find herewith sum of Rs. _____ by Demand Draft No. _____ dated _____, drawn in favour of "**BUILDERS' ASSOCIATION OF INDIA**", towards the new membership subscription.

MEMBERSHIP SUBSCRIPTION DETAILS

ANNUAL MEMBERSHIP		PATRON MEMBERSHIP		AFFILIATED ASSOCIATION PATRON MEMBERSHIP		CORPORATE MEMBERSHIP	
Entrance Fee	Rs.100	One Time Subscription	Rs.25,000	One Time Subscription	Rs.30,000	One Time Subscription	Rs. 3,00,000
Annual Subscription	Rs.3,194	Indian Construction Subscription	Rs.200			Annual Subscription	Rs.10,000
Indian Subscription	Rs.200						
GST	Rs.593	GST	Rs.4,500	GST	Rs. 5,400	GST	Rs.55,800
Total	Rs. 4,087	Total	Rs.29,700	Total	Rs.35,400	Total	Rs. 3,65,800

I/We want the membership in ☐ my name / ☐ company name. (Please tick relevant box)

Full Name and Address of the Applicant: _____

(Name of the Membership)

PIN _____

(Very Important)

Telephone: _____ / _____ / _____

Fax: _____ / _____ E-mail _____

Website: _____

PAN NO. _____ / GST NO. _____

(i) Contractor License No. _____ / (ii) Company Identification No. _____

Give names in case :

a) Partnership firm (Major Working Partners only)

1.

2.

3.

b) Corporate Company (Names of Managing and Executive Directors only)

1.

2.

3.

and

(Manager authorised by Power of Attorney)

Names of Representatives duly authorised to attend and vote at the meeting (indicate against each whether Director, Partner or Executive Attorney) with Residence Address & Tel., Fax & Mobile Nos.

1.

2.

Proposed By _____ Seconded By _____

For & on behalf of _____

(Rubber Stamp of Company)

Date :

Place :

To be signed by Proprietor, Partner, Director or Attorney

Company specialises in :

Company's Registration with various Works Authorities and its details

Important Note:

Applicants to membership of BAI will be further certified in their respective category. Such certification is available on payment of certain charges, details of which can be had on request.

(For office use only)

APPLICATION IN ORDER, RECD AMOUNT: Rs. _____ RECEIPT NO. _____ DATED _____

Membership accepted by the Managing Committee at its meeting held on _____ at _____

Membership No. _____

Remarks of office if any

By _____

For Builders' Association of India

Note: The Membership application should be recommended by a Centre. Admission will be subject to the approval of the Managing Committee of Builders' Association of India.



Rajendra Singh Kamboh felicitating Pankaj Chaudhary. Others seen from left are : Sabu Thomas, M. Raveendran, D. C. Awasthi, Raju John and Sanjay Chaudhary. *Pg no 47*



BAI delegation with Anju Rathi Rane and two her senior colleagues (*on her left*) . Seen from left are : Sabu Thomas, Raju John, D. C. Awasthi, Rajendra Singh Kamboh and Sanjay Chaudhary. *Pg no 47*



Rajendra Singh Kamboh felicitating Satinder Pal Singh. Others from left are : Sabu Thomas, Raju John, D. C. Awasthi, Ram Avtar, Ved Khurana and Ram Niwas Gupta. *Pg no 47*

