सत्यमेव जयते

भारतीय राष्ट्रीय राजमार्ग प्राधिकरण
(सड़क परिवहन और राजमार्ग मंत्रालय, भारत सरकार)
National Highways Authority of India
(Ministry of Road Transport and Highways, Government of India)
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.18.102/2025 dated 04th April, 2025
{Decision taken in EC dated 26.03.2025 vide Agenda Item 658.07/
E-Office File No. RAJDIV-19/1/2024-NHLML (Comp. No. 250003)}

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

Ref: (i) Standard Operating Procedure (SOP) for Award of Wayside Amenities along National Highways and Expressways vide Policy Circular No. 18.79 dated 11.03.2022

(ii) Development of Wayside Amenities along National Highways and Expressways Descoping of Construction of Wayside Amenities from Scope of Road Contractor and adherence to approved layout plans vide Policy Circular No. 18.89 dated 05.07.2023

With reference to Sr. No. 2 of Policy Circular No. 18.89 dated 05.07.2022, Standard Operating Procedure (SOP) for Award of Wayside Amenities along National Highways and Expressways, due to non-availability of WSA drawings specifying exact Specification/Plinth Area in the Concession Agreement, Field Official are facing difficulties while assessing the cost of WSA to be descoped from the CA as in such Contract/Concession Agreement there are multiple options available to Contractor/Concessionaire as per Schedule-D.

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

(i) The WSA included in scope of EPC contract shall be descoped as per Schedule-H in compliance to clause 8.2(iii) (a) of the Contract Agreement duly considering the % of work executed w.r.t. total cost as indicated in Schedule-H.

(ii) The WSA included in scope of HAM/BOT(Toll)/BOT(Annuity) Concessionaire shall be descoped as per clause 16.6 of the Concession Agreement based on its costing done in following manner:

(a) The steps to be followed for assessing the WSA cost in various possible scenario in different Projects has been attempted and attached as **Annexure-II**. This shall be followed invariably for all cases.

(b) In case Plinth Area of different Amenities not indicated in CA then 5% of Land Parcel shall be used as built up Area and 15% of Land Parcel shall be used as developed Area and Standard PA Rates for built up/ Site Development shall be used respectively for arriving at the cost of WSA to be descoped as per Clause of CA duly considering the % of work executed w.r.t. Total Cost indicated as derived for WSA.

Contd...2/-

(iii) The Standard Plinth Area Rates to assess the cost of built up Area and Site Development Area presuming Standard Specifications of Permanent Building and Rates being considered for estimates by other Govt. Construction Agencies such as CPWD/MES are assessed as under:

S. No.	Description	SOR based Plinth Rate excluding Labour Cess and GST in Rs/Sqm
(a)	For built up Area	
(i)	Complete WSA buildings and Toilets and Kitchen in WSA with Warm shell buildings	28795/-
(ii)	WSA with Warm Shell (Excluding Kitchen and Toilets)	18810/-
(b)	For Site Development	
(i)	For Site Development where Specific Area not indicated then Minimum 15% of Land Parcel shall be considered as Development Area	2096/-
(ii)	For Site Development where Area indicated in Schedule C	
	(aa) Other than Park and Horticulture	2096/-
	(ab) For Park and Horticulture work	380/-

(iv) The finalized Plinth Area Rates as mentioned hereinabove in table (iii) may be used by the Independent Engineer to assess the cost of the WSA complex for de-scope purposes as per Clause 16.6.1 of BOT and 16.6.1(i) of HAM Concession Agreement. The derived cost shall be increased or decreased based on the WPI index of 01.04.2023 and the WPI index for the month in which the work is awarded [WPI Bid Due Date/WPI as on 01.04.2023]. The GST component on derived cost shall be levied extra if the Bid Price is inclusive of GST.

(v) In cases where WSA work has already been commenced and balance work required to be de-scoped from the Concessionaire Scope (for HAM/BOT CA), then the cost of completed work shall be derived based on SOR Rate (including GST) as on Bid Due date to get the Final Rate actually costing to the Concessionaire/Contractor. The above shall be deducted from overall cost assessed as per Para (iv) above, for deriving Balance Work Cost.

(vi) The rest of the methodology for deriving revised Bid Project Cost shall be the same as per provision of CA being adopted while de-scoping any items.

(vii) The cases which are not addressed for HAM/BOT (Toll)/BOT (Annuity) mode in attached SOP (**Annexure-II**) shall be dealt separately on case to case basis.

Contd...3/-

(viii) Boundary Wall/Fencing, Levelling of Land Parcel for WSA and Construction of approach shall remain in the scope of main Concessionaire and shall be executed as per CA and as directed by Independent Engineer/Project Director.

(ix) In EPC Contract the % of work executed may be calculated by assessing the work done on applicable SOR (without Contractor Profit) dividing by Total Cost of Way Side Amenities assessed based on Plinth Area Rate as stated above w.r.t. Total Cost as indicated in Schedule H.

(x) In some cases of EPC Contract where even Size of Land Parcel or % Cost in Schedule H is not indicated, those shall be dealt separately on case to case basis.

(xi) Similarly in cases where complete Land Parcel is not available for Construction of Way Side Amenity, then those cases also shall be dealt separately on case to case basis.

(xii) Further it is also clarified that example quoted in Annexure-I of this Policy Circular is just indicative and shall not be considered as Standard for any item listed in a Particular WSA Facility such as Area of Parking for Different Category/Number of Vehicles shall be derived as far as possible from available CPWD/MES/PWD/IRC Standard if not indicated in CA.

3. Hence from now onward all proposal of descoping of WSA in different modes of Contracts shall be submitted to HQ in compliance to these Guidelines without any exception.

4. This Policy shall supercede the earlier Policy Circular No 18.95/2024 dated 11.06.2024 with immediate effect.

5. This issues with the approval of Competent Authority.

04/04/25

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.

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

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

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

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

S. No	Description	Area (Sq. M.)	Standard Plinth Rate (Rs. per Sq. M.)	Indicative Development Cost (Rs.)
1	Food Plaza, Restaurant etc. with Toilet & Drinking Water	865.00	26,350.00	2,27,92,750.00
2	Travel Information & Passenger Facilities	125.00	26,350.00	32,93,750.00
	Highway Patrol Building & Admin	200.00	26,350.00	52,70,000.00
3	Security Room	50.00	26,350.00	13,17,500.00
4	Trauma Center	600.00	26,350.00	1,58,10,000.00
5	Parking Area - 63 Cars	1,181.25	1,560.00	18,42,750.00
6	Parking Area - 2 Ambulance	204.00	1,560.00	3,18,240.00
7	Parking Area - 10 Bus	3,460.00	1,560.00	53,97,600.00
8	MEP (Pump Room, STP etc.)	200.00	26,350.00	52,70,000.00
9	Parking Area - 40 Trucks	9,739.13	1,560.00	1,51,93,042.80
	Parking Area - 7 Trailers	3,515.54	1,560.00	54,84,242.40
10	Dormitory Block	310.00	26,350.00	81,68,500.00

S. No	Description	Area (Sq. M.)	Standard Plinth Rate (Rs. per Sq. M.)	Indicative Development Cost (Rs.)
	Cooking Area (Dhaba) with toilets	620.00	26,350.00	1,63,37,000.00
11	HCV & LCV Services Station	900.00	26,350.00	2,37,15,000.00
	Car Service Station			
	Spare Part Shop - 3 No.'s			
	Fuel Station			
12	Green Area (Landscaping)	13,175.00	354.00	46,63,950.00
Total		**35,144.92**		**13,48,74,325.20**

- Further with reference to S. No. 2. (iv), the derived cost shall be increased or decreased based on the WPI index of 01.04.2023 and the WPI index for the month in which the work is awarded [WPI Bid Due Date/WPI as on 01.04.2023]. The GST component on derived cost shall be levied extra if the Bid price is inclusive of GST. Indicative illustration is as under:
  - Assuming, Bid Due Date: May, 2020
  - WPI on Bid Due Date: 117.5
  - WPI as on 01.04.2023: 150.9
  - Expenditure Cost on Bid Due Date: Rs. 10,50,21,426, i.e., 13,48,74,325.20 x (117.5/150.9)
  - For BOT/HAM projects (applicable as per CA), add GST @18%: Rs. 12,39,25,282.9

2. With reference to S. No. 2 (ii) (a), If the layout plan of WSA is given in CA and Plinth Area of different amenities not indicated then 5% of land parcel shall be used as built area and 15% of of land parcel shall be used as developed area and standard PA rates for built up/ site developing shall be used respectively for arriving at the cost of WSA to be descoped as per Clause of CA duly considering the % of work executed wrt total cost indicated as derived for WSA. Refer illustration as under:
   i. Total Area: 60,000 sq. m.
   ii. Built-up Area: 3,000 sq. m. (i.e., 5% of 60,000 sq. m.)
   iii. Site Development Area: 9,000 sq. m. (i.e., 15% of 60,000 sq. m.)
   iv. Computation of cost of WSA to be descoped as per standard PA rates indicated under S. No. 2 (iii):

S. No	Description	Area (Sq. M.)	Standard Plinth Rate (Rs. per Sq. M.)	Indicative Development Cost (Rs.)
1	Built-up Area	3,000.00	26,350.00	7,90,50,000.00
2	Site Development Area	9,000.00	1,560.00	1,40,40,000.00
Total		**12,000.00**		**9,30,90,000.00**

- Further with reference to S. No. 2. (iv), the derived cost shall be increased or decreased based on the WPI index of 01.04.2023 and the WPI index for the month in which the work is awarded [WPI Bid Due Date/WPI as on 01.04.2023]. The GST component on derived cost shall be levied extra if the Bid price is inclusive of GST. Indicative illustration is as under:
  - Assuming, Bid Due Date: May, 2020
  - WPI on Bid Due Date: 117.5
  - WPI as on 01.04.2023: 150.9
  - Expenditure Cost on Bid Due Date: Rs. 7,24,85,586.48 i.e., 9,30,90,000 x (117.5/150.9)
  - For BOT/HAM projects (applicable as per CA), add GST @18%: Rs. 8,55,32,992.05

Annexure-II

SOP for assessing amount for descoping of Wayside Amenities (WSA) in HAM/ BOT (Toll)/ BOT (Annuity) mode:

(i) In case WSA work not commenced following queries shall be addressed while taking up the case for soliciting approval of Competent Authority:

(a) Schedule-G Cost: Is it based on drawings or w/o drawings

(b) DPR Cost: Whether cost considered in estimates based on detailed drawings duly considering warm shell features, if applicable or tentatively assessed based on over all land parcel area earmarked for WSA.

(c) Whether the Concessionaire already have drawings approved by Engineer based on plan attached as Annexure in Concession Agreement (CA) or not.

(d) Whether Warm shell definition given in the Contract or not.

(ii) How to proceed in different scenario to assess the costing of proposed WSA in absence of its detailed drawings/estimate in the Concession Agreement:

(a) In case Schedule -G costing of WSA is not supported with details then the same shall be dropped giving reason that being not rational. If it is based on Drgs then same shall be compared with cost from other sources as indicated in preceding paras.

(b) In case DPR costing of WSA is not supported with details and have been assessed based on some rate applied on the entire land parcel area then the same shall also dropped giving reason that being not rational. If It is based on Drgs then same shall be compared with cost from other sources as indicated in preceding paras

(c) Regarding assessing cost from Plinth Area for all WSAs using standard plinth area cited in policy circular, following steps shall be followed:

(I) If plan is attached with plinth area statement in CA, in that case these plinth area shall be used for assessing the cost of WSA.

(II) If plan is attached with area statement indicating other than plinth area in CA then Concessionaire supposed to provide the drgs comprising of all facilities duly indicating their Plinth Area and other Area requirement as specified in plan attached with Concession Agreement.

(III) If some plan is already approved by the Engineer with duly marked Plinth Area and indicated Plinth Area is more than minimum specified in Policy Circular then that shall be used.

(IV) In absence of the details as indicated above first three points, in that case only the minimum Plinth Area as indicated in Policy Circular shall be used in straight forward manner to assess the cost.

(d) If definition of Warm shell is not available in the CA then the same shall be brought on record and definition of Warm shell as cited in MoM dated 18.10.2021 of Bharatmala Division and if it is prior to Bidding of the project, in that case it may be used with consent of all stakeholders such as PD/Engineer/Concessionaire for costing purpose. Then the Plinth Area Rate (PAR) of Rs 18810/- shall be adopted for all WSA facilities which are to be provided in form of Warm shell. However PAR for Kitchen and Toilet facilities shall remain Rs 28795/- for de-scoping irrespective of that whether WSA is of Warm Shell or otherwise.

(e) In case separate Plinth area statement for Kitchen and Toilets is not indicated in Concession Agreement, in that case minimum Kitchen and Toilets plinth area to be considered shall be 20% of total finalised Plinth area of warm shell WSA.

Finally if rationalised assesed cost of WSA is available from more than one source as listed above, then the maximum of available cost shall be used to descope the WSA.In absence of the same the cost of WSA derived using PAR shall be used to descope.