

**DELHI DEVELOPMENT AUTHORITY  
ENGINEER MEMBER'S SECRETARIAT  
INA, VIKAS SADAN, NEW DELHI-110023.**

No. EM1(37)87/Vol.170/84  
e-office Comp. No.: 80134

Date: 18 .07.2024

**Sub: MINUTES OF 170th EAC (NA-II) MEETING.**

The 170th Estimate Approval Committee (EAC/NA-II) meeting was held on 04/07/2024 at 12:00 (Noon) in VC's Conference Hall, DDA, Vikas Sadan, New Delhi. The Vice Chairman, DDA presided over the meeting. The list of officers who attended the meeting is annexed at Annexure- 'A'.

The items discussed and decisions taken in the meeting are as under:

**1. Item No.1/170**

**Name of Work:** Development of Sports Complex at Sector-23, Dwarka.  
**Amount of PE:** Rs. 39,67,97,587/-  
**Amount of RPE:** Rs. 77,04,44,719/-

The agenda for seeking approval for sanctioning of revised preliminary estimate of above cited work was presented by Chief Engineer (Sports.), DDA. The Financial Concurrence to the Revised Preliminary Estimate for the work mentioned above has been accorded by Finance Member, DDA vide Sanction No. 01/2024-25 for an Amount of Rs. 77,04,44,719/- (Rs. Seventy-Seven Crores Four Lakhs Forty-Four Thousands Seven Hundred and Nineteen Only) including 11.25 % Departmental Charges and conveyed by A.O.(Works-II)/DDA vide U.O. No. F2(9)/AO(W)/PE/DDA/2024-25/30 dt: 05/2024.

CE(Sports) & PD (Sports), DDA given a detailed presentation on Revised Preliminary Estimate and explained the reasons for initiating RPE amounting to Rs 77,04,44,719/- against original PE of Rs. 39,67,97,589.00 for above mentioned work.

The detailed reason for increase in the amount of RPE against original PE is as detailed below: -

<b>MAJOR REASONS FOR DIFFERENCE IN PE AND RPE</b>					
<b>3(a) Due to increase in Plinth Area &amp; scope of work</b>					
S.No	ITEM	As per original PE (Rs. in Crores)	As per Provision in RPE (Rs. in crore)	Difference in amount (Rs. in crore)	Remarks
1.	Civil work	25.89	41.82	(+)15.93	The total built up area of the scheme increased from 4211.53 sqm to 6230.28 sqm i.e. 2018.75 sqm. And total area of the scheme increased from 59972 sqm



					to 79056 sqm i.e. 19084 sqm
2.	Electrical works (internal & External)	8.25	9.72	(+) 1.47	The total area of the scheme increased by 19084 sqm
3.	External Service connection (BSES)	0.25	0.75	(+) 0.50	As per actual demand of BSES.
4.	External Service connection (water & sewer)	0.13	3.14	(+) 3.01	As per actual demand of DJB.
5.	TPQA	0.11	0.20	(+) 0.09	As per execution.
6.	Deptt. Charges	4.01	7.27	(+) 3.26	Increases proportionately due to increase in cost.
7.	Contingencies	1.03	1.03	0.00	Same as taken in preliminary estimate.
	<b>Total (A)</b>	<b>39.67</b>	<b>63.93</b>	<b>(+) 24.26</b>	
<b>3(b). Additional head wise amount taken in revised A/A &amp; E/S which were not considered in the original A/A &amp; E/S.</b>					
1.	Civil work	-	8.34	(+) 8.34	Due to increase in scope of work as approved in 390 <sup>th</sup> SCM such as boundary wall with grill and stone cladding, skating rink, synthetic turf, fencing around playground, VDC parking area rink etc.
2.	GST Reimbursement				
3.	(Change in GST from 12% to 18%)	-	1.52	(+) 1.52	Due to change in GST from 12% to 18%.
3.	Escalation under clause 10CC & 10CA	-	3.25	(+)3.25	As per agreement.
	<b>Total (B)</b>	<b>-</b>	<b>13.11</b>	<b>(+)13.11</b>	
	<b>Total (A+B)</b>	<b>66.76</b>	<b>77.04</b>	<b>(+) 37.37</b>	

Further CE(Sports)/DDA also informed that the scheme was approved in 363<sup>rd</sup> SCM dated 11/09/2018 for layout plan area of 59,972 sqm (excluding the area of land under temporary possession of NHAI), permissible built area based upon 40% FAR i.e. 4697.80 sqm and Area of Facility Block as 4211.53 sqm.

The work was started at site on 03/07/2020. During execution of work at site, Good for construction (GFC) drawing were issued and as per execution as well as consideration of area



under temporary possession of NHAI, the modified layout plan was approved in 390<sup>th</sup> SCM dated 18/01/2021.

A meeting was held under chairmanship of VC/DDA on dated 25.05.2023 and minutes issued vide PS/Commr. (Sports)/DDA/Misc./01/2023/46 dated 01/06/2023 vide which it was directed to *Chief Architect to consider the redesigning of facilities in the area presently occupied by NHAI.*

CE(Sports) also informed that the latest layout plan was issued by Architect Wing on 25.09.2023 vide which one(01) No. Football field has been replaced by three (03) Nos. Basket Ball court, three(03) Nos. Tennis court, two(02) Nos. Volley Ball & two(02) Nos. Badminton Court.

Accordingly, RPE has been prepared and put up before EAC for Revised A/A & E/S. The chairman of the committee i.e. VC/DDA as well as other members of committee noticed that the drawing issued on dated 25.09.2023 has not been approved by Screening committee.

It was directed that modified drawing is to be placed before the screening committee after assessment of demand based requirement of sports outdoor play facilities vis a vis other facilities already existing in dwarka. Thereafter, the agenda shall be put up before EAC(NA-II).

It is also observed that the provision of Rs. 7.0 Cr is kept in the proposal for the development area seems to be higher side, hence the proposal of the development area needs to be re-examined.

**After due discussions and deliberations, the Committee deferred the item and directed to put the agenda in EAC meeting after approval of revised scheme issued on dt. 25.09.2023 from the screening committee.**

## **2. Item No.2/170**

<b>Name of Work:</b>	<b>Development of Golf Course at Sector-24, Dwarka, New Delhi.</b>
<b>Amount of PE:</b>	<b>Rs. 89,33,98,814/-</b>
<b>Amount of RPE:</b>	<b>Rs. 137,92,35,246/-</b>

The agenda for seeking approval for sanctioning of revised preliminary estimate of above cited work was presented by Chief Engineer (Sports.), DDA. The Financial Concurrence to the Revised Preliminary Estimate for the work mentioned above has been accorded by Finance Member, DDA vide Sanction No. 04/2024-25 for an Amount of Rs. 137,92,35,246/- (Rupees One Hundred Thirty-Seven Crore Ninety-Two Lakhs Thirty-Five Thousand Two Hundred and Forty-Six Only) and 11.25 % Departmental Charges and conveyed by A.O. (Works-II)/DDA vide U.O. No. F2(12)/AO(W)/PE/DDA/2024-25/40 Dated: 13/06/2024.

CE(Sports) & PD (Sports), DDA gave a detailed presentation on Revised Preliminary Estimate and explained the reasons for initiating RPE amounting to Rs 137,92,35,246/- against original PE of Rs. 89,33,98,814/- for above mentioned work. PD(Sports) presented the chronological sequence of development and approvals obtained for the said golf course.



- a. Golf Architectural Cum Project Management Consultant I.e. M/s New Millennium Limited was engaged by Director(Sports) vide award letter no. F1(78)/QGC/DWK/DDA/07-08/250 dated 27<sup>th</sup> March, 2009 at quoted amount of Rs. 4.85 Crore. The payment for the consultancy charges has been booked from this work.
- b. The conceptual layout plan as prepared by the consultant and was placed in 293<sup>rd</sup> SCM dt. 15.05.2010. The proposal was agreed however the committee observed to reconsider the scheme after the proposal to swap/adjust the land use of 8.48 Ha. as per the decision of authority.
- c. The layout plan for development of 18 hole golf course was approved in 314<sup>th</sup> SCM dt.17.05.2013 measuring 76.53 Ha., out of which 64.53 Ha. shall be developed with 17 holes, whereas the 18<sup>th</sup> Hole and the 9 Short Holes Golf Course measuring 8.48 Hectare shall be taken up after the change of land use.
- d. As per the total station survey of the area confirmed by EE/Sports Divison-1, there was variation in the site area and the net area of golf course changed from 76.53 Ha. to 80.84 Ha., (which includes 11.99 Ha. for which change of land use is being processed). The revised LOP was approved in 315<sup>th</sup> SCM dated 07.08.2013.
- e. The change of land use for 11.99 hect. was notified vide Gazette Notification No. 2081 dated 17/12/2013. The proposal for Club building, Golf academy, utilities, short golf course and 18<sup>th</sup> Hole of main golf course was approved in 329<sup>th</sup> SCM held on 10/04/2015.
- f. Accordingly, the Preliminary Estimate was prepared with the help of consultant and A/A & E/S for the work was accorded in the 118<sup>th</sup> EAC (NA-II) held on 03.04.2017 for an amount of Rs.78.36 Crore with NOW: D/o of Golf Course at Sector-24, Dwarka, New Delhi (Budget code: 24095610) and A/A & E/S for sub head: Construction of Boundary Walls was accorded in 121<sup>st</sup> EAC(NA-II) held on 18.05.2017 for an amount of Rs.10.97 Crore under same name of work. Accordingly, work was taken up at site for green areas and boundary wall.
- g. The architecture scheme of Club House and allied facilities was approved in 382<sup>nd</sup> SCM dt.05.06.2020. However, for the said project separate A/A and E/S has been taken.
- h. The detailed reason for increase in the amount of RPE against original PE as reflected in the agenda (page no -10) was detailed out under subheads with remarks. The same was explained during the presentation as stated under: -

<b>MAJOR REASONS FOR DIFFERENCE IN PE AND RPE</b>					
<b>3(a) Due to increase in the scope of work</b>					
<b>SN</b>	<b>ITEM</b>	<b>As per original PE (Rs. in Crores)</b>	<b>As per Provision in RPE (Rs. in crore)</b>	<b>Difference in amount (Rs. in crore)</b>	<b>Remarks</b>



1	Civil work	62.02	71.30	(+)9.28	Due to increase in excavation for removal of C&D waste/ malba all over the golf course area, Rough Shaping of excavated & filled earth and its Fine Shaping, Considering lower rate of river sand in PE i.e. Rs. 810.02 instead of Rs. 3099.24 per cum. Increase in Tees Area from 9520 sqm to 12745 sqm as well as increase in Green Area from 15565 sqm to 15673 sqm. Also due to Provision of High Fencing along fairways no. 5 and 6 along Goyla Dairy Road. Heavier section of boundary wall was considered due to filling of approx. 1.8 m all over the golf zone and MP road along the Golf Course.
2	Electrical works (internal & External)	14.76	9.57	(-)5.19	As per execution.
3	TPQA	0.62	0	(-)0.62	Not required as Architectural & Project Management Consultancy already engaged
4	Deptt. Charges	9.03	12.18	(+)3.15	Increases proportionately due to increase in cost.
5	Contingencies	2.34	2.34	0.00	Same as taken in preliminary estimate.
6	Cost index	0.56	0	(-)0.56	
	<b>Total (A)</b>	<b>89.33</b>	<b>95.39</b>	<b>(+)6.06</b>	

**3(b). Additional head wise amount taken in revised A/A & E/S which were not considered in the original A/A & E/S.**

1	Civil Work	-	11.10	(+) 11.10	Wooden Sleepers instead of PVC Sleepers & Linseed Oil for Bunkers, Rain Water Harvesting, Supply and Spreading of BASAMID & Gypsum, removal of Stones Pebbles over Golf Zone and Others.
2	Electrical Works	-	0.27	(+) 0.27	Running operation and maintenance of irrigation system (Electrical System) for 24 months.



3	Architectural & Project Management Consultancy	-	5.75	(+) 5.75	Work awarded on 27.03.2009 for providing consultancy for development International Quality Golf Course so expenditure considered in this work
4	GST Reimbursement (Change in GST from 12% to 18%)	-	3.43	(+) 3.43	Due to change in GST from 12% to 18%.
5	Escalation under clause 10CC & 10CA	-	6.87	(+) 6.87	As per agreement.
6	Infrastructure Charges	-	15.11	(+) 15.11	As per pro rata basis for Water & Sewerage Charges to DJB and as per actual demand of BSES.
	<b>Total (B)</b>		<b>42.53</b>	<b>(+) 42.53</b>	
	<b>Total (A+B)</b>	<b>89.33</b>	<b>137.92</b>	<b>(+) 48.59</b>	

The Chairman of the Committee i.e. VC/DDA as well as other members of the Committee present in the meeting made following observations: -

- It is observed that there have been multiple decision during the execution of the projects at the various levels due to which there has been and increase in the cost of project in all the engineering projects. It was decided that a committee be constituted under EM/DDA consisting members from Engineering, Sports and Finance to examine the inputs/decisions taken during various meetings/ site visits and accordingly, finalise the work to be carried out and to formalise all the specifications for the works to be executed in all sports complexes.
- Red and white sand stone has been used on the already constructed Boundary Walls which increase the cost of construction of boundary wall so it was decided that the balance boundary wall be constructed shall not be finished in sand stone. Alternatively, possibilities be explored for lighter structural frame of boundary wall vis a vis structural stability with economical/durable finishes. The proposal of the boundary wall to be constructed shall be economical.
- The amount of Infrastructure Charges considered in the RPE is for the complete scheme area, due to which infrastructure Charges are on very high side. It was decided that Infrastructure Charges will be paid on actual basis for the built up area only. CE(Sports)/DDA to take up the matter of Infrastructure Charges with DJB.
- The item is Basamid and Gypsum has been approved by Chief Engineer (Sports)/DDA as market rate item but justification of the rate approved was not explained in the meeting so CE(Sports) & PD(Sports)/DDA were directed to re-examine the approved rates and compare it with the prevailing market rates.
- As per agreement, the wooden sleepers for bunkers were to be provided, however in the preliminary estimates provision of PVC sleepers was considered. The cost adjustment



shall be made for using the wooden sleeper instead of PVC sleepers being substituted item.

- It was pointed that even after engagement of consultant, various extra items are required to be executed at site, an explanation be sought from the consultant for not considering these extra items/works in the preliminary estimates prepared by consultant.
- Storm water channel No.2(SWC-2) is draining along the Golf Course area sector 24 Dwarka, so it was advised that feasibility of using treated water from SWC-2 for irrigation purpose of the Golf Course be examined by CE(Sports).
- with regard to provision of high fencing along fairways no. 5 & 6, it was observed that the feasibility and the section of the pylon with its supporting drawings be examined and in case pylons are required, the supporting drawings for working out the quantity be placed before the committee constituted under EM, DDA.
- CE(Sports) & PD(Sports)/DDA informed that work of Mini Golf Course at Siri Fort has also been executed from the running agreement of this Golf Course which is not in order as per the GFR Rules-2017 hence, the Financial Concurrence for RPE has been accorded by Finance Wing excluding the cost incurred in work of Mini Golf Course at Siri Fort. It was directed that case for ExPost Facto approval of A/A & E/S for the work of construction of Mini Golf Course at Siri Fort shall be initiated by Sports Zone (Engineering) at the earliest for the approval of the competent authority.
- It is also decided that a committee consisting of member from Engineering, sports and finance wing shall be constituted to examine and freeze the specifications of the works to be executed in all Sports Complexes /sports facilities.

**After due discussions and deliberations, the Committee approved the estimate from administrative point of view subject to the compliance of above said observations by CE(Sports). The details of the work are as under: -**

S. No.	Name of Work	Works Outlay Including Contingencies Charges (In Rs.) (A)	Departmental Charges (In Rs.) (B)	Infrastructure Fund (In Rs.) (C)	Amount of RPE (In Rs.) D=(A+B+C) (In Rs.)
1	2	3	4	5	6
1	Development of Golf Course at Sector-24, Dwarka, New Delhi.	1,10,62,73,067/-	12,24,18,350/-	15,11,37,829/-	137,92,35,246/-

**3. Item No.3/170**

**Name of Work** : **C/o Community Hall at MOR Land Pkt. 104, Kalkaji**

**Amount of RPE** : **Rs 7,65,53,094/-**

The agenda for seeking approval for sanctioning of revised preliminary estimate of above cited work was presented by Chief Engineer (South.), DDA. The Financial Concurrence to the Revised Preliminary Estimate for the work mentioned above has been



accorded by Finance Member, DDA vide Sanction No. 17/2023-24 for an Amount of Rs. 7.65.53.094/- (Rs. Seven Crore Sixty-Five Lakhs Fifty Three Thousands and Ninety-Four Only) including 3% contingencies and 11.25% Departmental Charges & conveyed by A.O(Works-II)/DDA vide U.O. No. F2 (3)/AO(W)/PE/DDA/2023-24/10 dated: 22/02/2024.

The said agenda was deferred in the 169<sup>th</sup> EAC meeting with the remarks **“to provide the detailed expenditure of the work and extra items executed.** The Chief Engineer (South) and concerned EE explained the details of the various extra items executed as per the requirement of the site. The committee was not convinced with the reasoning given in the meeting for executing these extra items. The committee observed that total expenditure incurred for the said work is amounting to Rs 6.75 Cr (excluding contingency and department charges) as per the proposal against the tendered amount is Rs. 1.88 cr. It has been decided in the meeting to constitute a facts finding committee in the matter to examine the expenditure incurred for the work.

**After due discussions and deliberations, the Committee deferred the item and directed to put the agenda in next EAC along with the report of facts finding committee.**

**Other Decision: -**

It is observed by the committee that in several instances, work is taken up at site as per directions of Sr. officers during their site visits. However, such proposals are not being ratified as per the laid down procedures.

It is directed by the committee that henceforth such proposal shall be placed before the competent authority along with the financial implication involved in the proposal for their ratification.

**The meeting ended with vote of thanks to the chair.**

**This is issued with the approval of the Vice-Chairman/DDA.**

**Encl: As above.**

अधिकाधी अभियंता  
ई.ओ.॥ to अभियंता सदस्य  
दिल्ली विकास प्राधिकरण

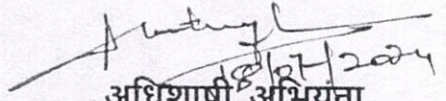
**Copy to Members of Estimate Approval Committee.**

- 1 Vice Chairman/DDA.
- 2 Engineer Member/DDA.
- 3 Finance Member/DDA.
- 4 Dy. Secy. (Finance), Budget, Delhi Administration, GNCTD, 4<sup>th</sup> Level, A-Wing, Delhi Secretariat, I.P. Estate Bhawan, New Delhi.
- 5 Chief Engineer (Building/Project, PWD, GNCTD, 1<sup>st</sup> floor, MSO Building, I.P. Estate, ITO, Delhi-110002.



**Copy for information to:**

1. Commissioner Cum OSD to VC/DDA for kind information of the latter.
2. Chief Engineer (Sports),South)/DDA.
3. Addl. Chief Architect to VC /DDA.
4. Pr. Commissioner (Housing, PMAY, Sports, CWG, Personnel & Coordination)/DDA.
5. Pr. Commissioner (Land Management, Land Disposal, PM-UDAY & Land Pooling)/DDA.
6. Pr. Commissioner (Hort., Landscape & Systems)/DDA.
7. Chief Engineer (HQ & QAC)/DDA.
8. Chief Architect/DDA.
9. CAO/DDA.
10. Director (Works)/DDA.
11. Director (Finance)/DDA.
12. EE (Co-ordn.)/DDA.
13. Director (System)/DDA.
14. Guard file.

  
12/07/2024  
अधिशायी अभियंता  
ई.ओ.11 to अभियंता सदस्य  
दिल्ली विकास प्राधिकरण







Date: 04.07.2024

Time: 12:00 Noon

Venue: VC Conference Hall

ATTENDANCE SHEETSubject: 170<sup>th</sup> Estimate Approval Committee (EAC/NA-II) Meeting.

S. No.	Name	Designation	Mobile No./ E-mail ID	Signature
1.	Sh. Subhasish Panda	Vice Chairman	In Chair	
2.	Sh. Ashok Kumar Gupta	EM/DDA		
3.	Sh. Vijay Kumar Singh	FM/DDA		
4.	Chittaranjan Das	AE (Sports)	8800227122	
5.	SK KHARE	CE (H/O)	9868133262	
6.	Amit Singh	DI (W)	8960894225	
7.	Bhawna Gulati	CAO.		
8.	Kamal Singh Meena	CE/SZ		
9.	Bramod Meena	CE/SPD-1	9250921284	
10.	Gaurav	AE/SPD-1	8950490999	
11.	VINOD KUMAR	AE/EZD-II	9960493641	
12.	ASHISH KEN	AE (E)/ED-II	9358857392	
13.	Siddhant Kumar	AE/SPD-1 & PDS (Sports)	9918852246	
14.	Arun Kumar	CE (Sports)	9811518779	
15.	Manshu Gupta	ACA	9811008901	
16.	Binod K.L.	Commr (Sports)	9985203540	
17.	Rajesh Kumar	DI (Sports)	8510909793	
18.	Naresh Kumar	SE (E) East Sports	7718077468	
19.	VINOD KUMAR	AE (E) / Sports	8860316618	
20.	Neeraj Khoriya	AE (E)	9636301303	
21.	Monit Dhevan	AE (E)	965006733	
22.	GABRAV SARSWAT	AD (ALT)	7017786849	
23.	NITIN KUMAR	AE (Elect.)	8588044496	
24.	ASHOK KUMAR SHARMA	AE (Civil)	6377730977	
25.	ANJANI KUMAR YADAV	AE (Civil)	9457743457	
26.				