

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

No. EM3(08)DDA/BGDA/Vol-XXXVI/155

Date: 30.05.2023

**Sub: MINUTES OF 38<sup>TH</sup> BGDA(EAC) meeting held on 25.04.2023.**

The 38<sup>th</sup> BGDA (EAC) meeting was held on 25.04.2023 at 04:00 PM 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 is as under:-

**1. Item No.01**

**Name of Work: Construction of 821 multi-storied houses (600 two bed room & 221 EWS houses) in Pocket-E, at Lok Nayak Puram, Bakkarwala".**

The agenda for seeking approval for sanctioning of revised preliminary estimate of above cited work was presented by CE(Dwarka), DDA. The Financial Concurrence to the revised Preliminary Estimate for the work has been accorded by Finance Member, DDA vide Sanction No. 12/2022-23 for an Amount of Rs. 432,69,42,522/- (Rs. Four Hundred Thirty-Two Crore Sixty-Nine Lakh Forty-Two Thousand Five Hundred Twenty-Two Only) including 3 % contingencies, infrastructure fund and 0.25% Departmental Charges and conveyed by Sr. Accounts Officer/HAC/DDA vide No. F.21(2202)/2022/131 dated 06/03/2023.

The Chief Engineer (Dwarka) explained the details of works executed/to be executed and reason for RPE. The brief detail of the agenda discussed is as under:

- The re-modified A/A & E/S of the above said work was accorded vide letter no. EM-6(24)2014/Estt./Pt./3176 Dated 02.08.2018 issued from the office of EM amounting to Rs. 316,51,55,437/- for the above mentioned work .
- The RPE has been framed on the basis of actual built up area as per architectural drawings duly approved by screening committee within the scope of approved FAR and structural drawings duly approved by Competent Authority.
- The CE(Dwarka) has explained the justification of the amount of RPE i.e. Rs.432.69 crores prepared on actual basis by comparing the estimation cost based on PAR of the relevant periods (PAR 2012,2019,2020 and 2021) in which work was executed i.e. Rs. 471.67 crores.
- **Major reason for difference in re-modified PE and RPE (total difference of amount is Rs. 116.17crore):**
  - (i) **Due to increase in Scope of work** i.e. Correction in Plinth Area (from 134929.44 sqm. to 135838.91 sqm) & inadvertent mistaken in considering the cost of Electrical Works (i.e. 27.58 crores instead of 43.84 crores) during FC of Re-modified PE amount of Rs 316.51 Cr (an estimate duly approved by then CE Dwarka in the year of 2014 was shown in the EAC meeting), Increase in expenditure on account of infrastructure charges demanded by civic authorities and Increase in departmental charges(Details is as per Table no.1).

**Table No.1**

S.No.	ITEMS	AS TAKEN IN Re-MODIFIED A/A/ & E/S (Rs. 316.52 cr.)	AS PER ACTUAL EXECUTION (REVISED A/A & E/S (Rs.432.69 cr)	DIFFERENCE IN AMOUNT
1.	CORRECTED PLINTH AREA (SUPER STRUCTURE, STILT, & BASEMENT) Due to calculation mistake earlier)	134929.44 sqm	135838.91 Sqm	909.47 Sqm
	Cost of plinth area	264.75 Crore	266.55 Crore	1.80 crore
2.	Cost of electrical work	27.58 crore	49.55 crore	21.97 crore (Earlier amount should be about 43.84 Cr. in place of 27.58 Cr.)
3.	Third Party Quality Assurance.	2.64 Crore	1.09 Crore	-1.55 Crore
4.	Infrastructure Fund Charges	2.47 Crore	13.25 Crore	10.78 Crore
5.	Deptt. Charges	0.79 Crore	0.97 Crore	0.18 Crore
<b>Total (A)</b>				<b>33.18 Crore</b>

(ii) **Additional expenditure considered in RPE** which were not considered in original PE i.e. Reimbursement of GST compensation due to change in taxation system, Escalation under agreement clause 10CA & 10CC and some extra items as per table no 2 below:

**Table No.2**

Sr. No.	ITEMS	AS TAKEN IN Re-MODIFIED A/A/ & E/S	AS PER ACTUAL EXECUTION (REVISED A/A & E/S	DIFFERENCE IN AMOUNT
1.	Reimbursement of GST	Nil	27.02 Cr	27.02 Cr
2.	Escalation under 10 CA & 10 CC	Nil	57.44 Cr	57.44 cr
3.	Vetting of structural design by IIT Roorkee.	Nil	0.20 Cr	0.20 cr
4.	Fire check doors	Nil	1.83 Cr	1.83 cr
5.	Extra items	Nil	6.0 cr	6.0 cr
6.	Cost Index	9.50 cr	Nil	-9.50 cr
7.	Contingencies	8.77 cr	8.77 cr	Nil
<b>Total (B)</b>				<b>82.99 cr</b>
<b>Grand Total (A+B)</b>				<b>116.17 Cr.</b>

- The committee enquired about the status of expenditure on contingency amount i.e. Rs. 8.77/- crore and it has been informed by Chief Engineer Dwarka that no expenditure has been made form contingences head so it was decided that contingences amount to be reduced from the amount of RPE as the works is almost completed.
- Further the committee directed Chief Engineer (Dwarka) that inventory of the flats and shops to be provided to Housing and Commercial Estate Branch respectively by 10.05.2023 so that these inventories can be considered while launching the next Housing Scheme/Auction.

After due discussions and deliberations, the Committee approved the estimate from administrative point of view as per details given below:-

SNo.	Name of Works	Financial Concurrence issued by Finance			Amount Administratively approved by EAC		
		Works Outlay i/c 3 % Contingencies (In Rs.) (A)	Departmental & Other charges i.e. GST reimbursement, infrastructure fund, TPQA & vetting of structural design (In Rs.) (B)	Amount of RPE (Rs.) (C = A+B)	Works Outlay (In Rs.) (a)	Departmental & Other charges i.e. GST reimbursement, infrastructure fund, TPQA & vetting of structural design (In Rs.) (b)	Amount of RPE (Rs.) (c = a+b)
1	Construction of 821 multi-storied houses (600 two bed room & 221 EWS houses) in Pocket-E, at Lok Nayak Puram Bakkarwala".	3,90,15,16,399/-	42,54,26,123/-	4,32,69,42,522/-	381,38,15,310/-	42,54,26,123/-	423,92,41,433/-

The meeting ended to with thanks to the chair.

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

Encl: Attended Sheet.

*Siddhant*  
30/11/2023  
(Siddhant Kashyap)  
EO-II to EM, DDA

Copy to Members of Estimates Approval Committee.

1. Vice Chairman, DDA.
2. Engineer Member, DDA.
3. Finance Member, DDA.
4. Commissioner(Housing), DDA
5. Financial Advisor(H),DDA
6. Director(Finance), DDA
7. Director(Works), DDA

ANNEXURE - A

Date: 25.04.2023

Time: 04:00:00 PM

Venue: VC' Conference Hall

ATTENDANCE SHEET

Sub: 38<sup>th</sup> BGDA Estimate Approval Committee (EAC) Meeting

S.No.	Name	Designation	Mobile No./ E-mail ID	Signature
1.	Sh. Subhasish Panda	Vice Chairman		Chairman of the Committee
2.	Sh. D.C. Goel	EM/DDA		
3.	Sh. Vijay Kumar Singh	FM/DDA		
4.	V.S. Yadav	Commr.(H),DDA	9871940305	
5.		FA(H),DDA		
6.	Raj Pal Singh	Dir.(Finance),DDA	9958819494	
7.		Dir.(Works),DDA		
8.	Hananta Gupta	Asst. VC office		
9.	Lalit Wadhwa	CAO		
10.	A-K Agarwal	CE/DWA		
11.	SK KHARE	CE (H.O.)		
12.	YASHAL SINGH	SE/DCCS		
13.	PANKAJ KUMAR	CE/DPD-I		
14.	AFZAL HUSAIN	AE/DPD-I		
15.	Mahipal Singh	AG/DPD-I		
16.	Satyendra Yadav	EE/ELD-10		
17.	Siddhant Kishore	EDD/DWA	995882246	
18.	Anand B. Sinha	AO(Arch)/DWA	9873425080	
19.	Ashok KV	AD(Arch)/DWA	9899867729	
20.				
21.				
22.				