



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

No. EM3(08) DDA/BGDA/Vol-XXXVIII/193

Date: 28/07/2023

Sub: MINUTES OF 40TH BGDA (EAC) meeting held on 03.07.2023.

The 40th BGDA (EAC) meeting was held on 03.07.2023 at 03:30 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 item discussed and decision taken in the meeting is as under: -

1. Item No.01/40/2023

Name of Work : C/o 225 Three BHK, 420 Two BHK & 250 EWS houses (Design & Built Model) Earmarked in Pocket-6, at Sector A-1 to A-4, Narela.

Amount of RPE: Rs. 567,45,56,036.00

The agenda for seeking approval for sanctioning of Revised Preliminary Estimate of above cited work was presented by CE(Narela), DDA. The Financial Concurrence to the Revised Preliminary Estimate for the work has been accorded by Finance Member, DDA vide Sanction No. 13/2022-23 for an Amount of Rs. 567,45,56,036.00/- (Rs. Five hundred sixty-seven Crore Forty-five Lacs fifty-six thousand and thirty-six Only) including 3% contingencies and 0.25% Departmental Charges and conveyed by Sr. Account Officer/HAC/DDA vide U.O. No. F21 (2044)/ 2014/HAC/DDA/152 dated 13.6.2023. (Annexure- 'B')

The Chief Engineer (Narela) explained the details of works executed/to be executed and reasons for initiating RPE. The detail of facts presented & discussion/deliberations held about the agenda are as under:

The A/A & E/S of the above said work was accorded vide letter no. EM.6(17) 2014/Est./Pt./5098 dt. 03.09.2014 issued from the office of EM amounting to Rs. 39135.01 Lacs.

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.

Major reason for difference in PE and RPE (total difference of amount is Rs. 176.11 crore):

- i. **Due to increase in Scope of work** i.e. Increase in Plinth Area (from 139855.70 sqm to 178599.76 sqm) & increase of 41 Nos. DUs (from 895 DUs to 936 DUs) w.r.t. original PE, Increase in expenditure on account of Infrastructure Charges demanded by Civic Authorities and increase in Departmental Charges (Detail as per Table no.1)

Table No. 1

S. No	Items	As taken in Original A/A & E/S (In Rs.)	As per actual Execution considered in RPE (In Rs.)	Difference in amount (In Rs.)	Remarks
1	Cost of plinth area	349.92 Cr.	396.46 Cr.	46.54 Cr.	MOM of SCM dated 19.12.2022 are attached as (Annexure-'C')
2	Third Party QA	3.72 Cr	2.31 Cr	(-) 1.41 Cr	Saving in the cost of TPQA due to lesser rate quoted by TPQA agency i.e. 0.40% in r/o 1.0% taken in original AA& ES (Annexure-D)
3	Infrastructure Fund	2.69 Cr.	25.69 Cr	23.00 Cr	As per actual demand raised by DISCOM and DJB as per prevailing rates to be paid accordingly.
4	Departmental Charges	0.98 Cr	1.26 Cr	0.28 Cr	Proportionate increase due to increase in cost
5	Escalation (10 CA, 10CC)	22.74 Cr	78.20 Cr	55.46 Cr	The subsequent escalations is as per agreement condition – <i>"In respect of the justified period extended under provisions of clause-5 of the contract without any action under clause-2, the index prevailing at the time of updated date of completion considering the effect of extra work (to be calculate on pro-rata basis as cost of extra work X stipulated period/tendered cost) or the prevailing index of the period under consideration, whichever is less, shall considered"</i> (Copy of agreement clause related to 10CA & 10 CC is enclosed as Annexure-E)
Total (i)				123.87 Cr.	

- 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, Extra items (Wind Barrier, Anti-Smog gun, Stone cladding in lift lobby and other related items required for completion of work) and Reimbursement of cost of material testing to the agency (Detail as per Table no.2)

TABLE No.2

S. No	Items	As taken in Original A/A & E/S	As per actual execution considered in RPE (In Rs.)	Difference in amount (In Rs.)	Remarks
1	GST Compensation Reimbursement	Nil	35.92 Cr.	35.92 Cr.	GST compensation has been calculated as per guidelines issued by Director (Works) vide circular dated 26.10.2021 (Annexure-F)
2	Reimbursement of Material Testing Charges	Nil	1.02 Cr.	1.02 Cr.	It is reimbursed as per agreement condition (Annexure-G)
3	Extra Items	Nil	15.30 Cr.	15.30 Cr.	The extra item considered in the estimate with justification as in table 3.
4	Contingencies	11.29 Cr	11.29 Cr.	Nil	-
Total (ii)				52.24 Cr.	
Total (i) + (ii)				176.11 Cr.	

The work was divided into two separate groups and tenders were called accordingly. The work for both the groups were awarded to the agency M/s B.G. Shirke construction Pvt. Ltd. Vide no. F1(2)EE/MPR-1/A/DDA/2015-16/239 dated 23.07.2015 & F1(1)EE/MPR-1/A/DDA/2015-16/238 dated 23.07.2015 respectively.

1. While CE(Narela) was narrating the reasons for increase in cost & time overrun, worthy VC/DDA sought details on the various contributory factors.

- a. Worthy VC/DDA enquired about the cause of major change in the scope of work. It was appraised that the Technical bid for these works were opened in Feb-2015, tender for which were invited on the basis of conceptual drawings & the prevailing building bye laws. During the course of preparation of detailed drawings, UBBL 2016 issued & proposal was revised by utilizing the maximum permissible FAR & accommodating maximum number of dwelling units, along with increase in the width of balconies under the revised guidelines on the available plot area. The same approved in 342nd SCM. Later the change in Fire norms w.r.t provision of additional Fire tower was also approved and incorporated. This has resulted into comprehensive increase in plinth area & a greater saleable built-up area for DDA. On the other side, it has also resulted in an increase in the scope of work thereby proportionate increase in cost of construction works.
- b. Regarding the payment under Escalation Clauses, it was appraised that the Escalation Clauses 10CA & 10CC are part of the agreement & payment under the same has been made on the basis of work done in a particular time period & price rise in materials & labour as decided on the basis of Indices issued by DG (CPWD) from time to time. The amount of due payment is calculated by putting in the values of work done in a particular period, base Indices at the time of call tenders & the period when payment is made in a formula given in the agreement. It is to clarify that for the Covid-19 period no specific advantage /compensation was paid on account of Covid-19 only

the extension of time was allowed as per the advisory issued by GOI during Covid time. (Annexure- E)

- c. The VC/DDA also enquired about the delay in the project and CE(Narela) apprised that there is a delay of 1621 days on part of department and due to some unforeseen reasons (copy of supporting documents enclosed as **Annexure-H**). The details of justified hindrances is as under:-

Hindrances For EOT						
S. No.	Reasons	Hindrance in Number of Days				Total
		Interim EOT -1	Interim EOT -2	Interim EOT -3	Interim EOT -4	
1	Drawing Approval	529	-	-	-	529
2	Over-run Cost (Deviation)	-	350	64	46	460
3	NGT	25	38	46	26	135
4	Covid-19 (Wave-1)	0	180	-	-	180
5	Covid-19 (Wave-2)	-	-	44	-	44
6	Farmer Protest	-	-	118	-	118
7	Extra Item	-	-	-	155	155
Total		554	568	272	227	1621
Date of EOT upto		31/01/2021	19/08/2022	18/05/2023	31/12/2023	

2. CE Narela further elaborated the reasons of increase due to rest of the factors.

- The introduction of GST w.e.f. 1st July 2017 has caused increases in cost of work, to the tune of Rs.35.920 Cr. as the compensation on a/c of difference between the taxes applicable at the time of call of tenders & GST becomes payable which has been worked out as per the circulars/guidelines issued by DDA/CPWD. The entire work has been executed in GST regime. (**Annexure- F**).
- There is considerable difference in cost on a/c of increase in Infrastructure Cost levied by Civic agencies, but this is beyond control of DDA.
- The increase in cost due to departmental charges is quite nominal.
- There is a difference of Rs 1.02 Cr on a/c of Reimbursement of Testing Charges. It is to appraise that this is in accordance with the provisions of the agreement. No amount on this a/c was considered in the original A/A & E/S.
- Extra/Substitute Items: The additional expenditure of Rs. 15.30 Cr on a/c of Extra/Substitute Items has been considered due to changes in the norms & guidelines issued by various statutory agencies like DPCC, NGT, Delhi Fire Service etc. A significant cost on this a/c has accrued due to extra cost due to extra height of buildings beyond 14 stories, Fire Tower & Fire lift prescribed by Delhi Fire Service, mandatory provision of 10m high Wind Breakers & Anti-smog Guns prescribed by NGT/DPCC etc. Some substitutions have also been allowed due to changes in specifications & site conditions. Detail of various Extra/Substitute Items is given in Table no.3.

TABLE No.3

S No.	Description	Amount (In Rs.)	Remarks
1	Extra height over 14 stories up to 18 stories	46,04,960/-	Rates in the original contract were for S+14 stories. UBBL 2016 allowed more area for construction which was utilized above 14 th stories. There is a provision for extra payment for additional storey as per Contract/CPWD PAR.
2	P/F 10.0 m wind breaker	1,54,43,200/-	As per NGT directions (Annexure- I)
3	Anti-Smog Gun	6,87,730/-	As per NGT directions (Annexure-J)
4	Substitute items i.e. Texture finish, CPVC Pipe, UPVC Doors, PVC Door Shutter, Decorative finish, Glazed tiles, Granite, Distempering at ceiling of EWS	6,28,10,292/-	As per site visits of VC/DDA, EM/DDA & other Officers in Sep. 2019 and subsequent directions given by EM/DDA vide MOM dated 13.11.2019. (Annexure-K)
5	Electrical Provision for payment of extra power plug point for geyser/RO points in Kitchen	46,30,760/-	As per site visits of VC/DDA & other Officers on 20.08.2020 and subsequent MOM dated 25.08.2020. (Annexure-L)
	b. Provision for 8 passenger fire lift, wet riser system and sprinkler system	6,48,08,116/-	Due to implementation of UBBL-2016
Total(a+b)		69,438,876/-	
Total		15,29,85,058/-	

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

Name of Works	Works Outlay i/c 3 % Contingencies (In Rs.) (A)	Departmental Charges 0.25 % (In Rs.) (B = A x 0.25%)	Other charges i.e. GST reimbursement, infrastructure fund & TPQA (In Rs.) (C)	Amount of RPE (In Rs.) (D = A+B+C)
C/o 225 Three BHK, 420 Two BHK & 250 EWS houses (Design & Built Model) Earmarked in Pocket-6, at Sector A-1 to A-4, Narela	502,26,75,157/-	1,25,56,688/-	63,93,24,191/-	567,45,56,036/-

The meeting ended with thanks to the Chair.
This is issued with the approval of the Vice-Chairman, DDA.

Encl: Attendance Sheet.

(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

Copy for information to:

1. Pr. Commissioner (Housing, PMAY, Sports, System & CWG), DDA.
2. CE (HQ & QAC), DDA.
3. Chief Engineer (Narela), DDA
4. Chief Architect, DDA.
5. Addl. Chief Architect to VC, DDA
6. Addl. Chief Architect (North Zone & Narela), DDA
7. Chief Accounts Officer, DDA
8. Director (System) to get it uploaded in English and Hindi Version on the DD website.
9. Director (Hort.), N-W, DDA.
10. EE (Co-ordn.), DDA.
11. Hindi Officer to send the Hindi version to Director (System) under intimation to this office.
12. Guard File.

Siddhant
28/07/2023
(Siddhant Kashyap)
EO-II to EM, DDA

Date: 03.07.2023

Time: 03:30 PM

Venue: VC' Conference Hall

ATTENDANCE SHEETSub: 40th 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		<i>DKG</i>
3.	Sh. Vijay Kumar Singh	FM/DDA		
4.	S K KHARE	CE (H/O)		<i>SK</i>
5.	K. K. HARIT	SE Narda/CC1	9656 290 999	<i>KK</i>
6.	Radeep Kumar	EE/NPD-8	9910767390	<i>RK</i>
7.	Rajeev Sharma	EE/NPD-2	9891 15 16 17	<i>RS</i>
8.	Uttam Chaud Meenu	SE (E) Narda	9818158764	<i>UC</i>
9.	Vinay Kumar Singh	EE (E) EID 7	9990661481	<i>VS</i>
10.	Vineet Jain	Comm (H)		<i>VJ</i>
11.	Kalit Wadhwa	CAO/FAH		<i>KW</i>
12.	Ajay Kumar	Dir (F)	981032680	<i>AJ</i>
13.	A. K. JAIN	My F+ (E) 4		<i>AJ</i>
14.	Kauser Firdos	Add. Chief Arch N2/N1	8826982688	<i>KF</i>
15.	R. K. Bhanwarai	D/W C	9811044765	<i>RKB</i>
16.	Sudhant Kushn	Pror. H/O		<i>SK</i>
17.	CHANDRESH KUMAR	EE (Co-ord.)		<i>CK</i>
18.	A S T WANI KUMAR	CE (Narda/a)	9823 602684	<i>AS</i>
19.				
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