



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

No. EM3(08) DDA/BGDA/Vol-XLI/27

Date 04/03/2024

Sub: MINUTES OF 43rd BGDA (EAC) meeting held on 23.01.2024.

The 43rd BGDA (EAC) meeting was held on 23.01.2024 at 10:30 am 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 as annexure-'A'.

The item discussed and decision taken in the meeting is as under: -

1. Item No.01/43

Name of Work: C/o 20 MIG Houses at Ashok Nagar along Faiz Road.

Amount of RPE: Rs. 5,68,20,330/-

The agenda for seeking approval for sanctioning of Revised Preliminary Estimate of above cited work was presented by CE (North)/DDA. The Financial Concurrence to the Revised Preliminary Estimate for the work has been accorded by Finance Member, DDA vide Sanction No. FC-12/2023 for an amount of Rs. 5,68,20,330/- (Rs. Five Crore Sixty-Eight Lakhs Twenty Thousand Three Hundred and Thirty only) including 3% contingencies i.e., Rs. 10,50,843/- (Rs. Ten Lakh Fifty Thousand Eight Hundred and Forty-Three Only), Departmental Charges 0.25% i.e., Rs. 1,38,104/- (Rs. One Lakh Thirty-Eight Thousand One Hundred and Four Only), Introduction of GST & infrastructure fund i.e., Rs. 26,20,041/- (Rs. Twenty-Six Lakhs Twenty Thousand and Forty-One Only) and conveyed by Sr. Accounts Officer (HAC)/DDA vide No. F.21(1737)/2003/HAC/DDA/184 Dated: 23.10.2023 (Annexure- 'B').

The Chief Engineer (North Zone)/DDA explained the details of works executed/to be executed and reasons for initiating RPE. The original A/A & E/S of the above said work was accorded vide letter no. EM6(29)2013/Est./Pt /3422 dt. 24.07.2017 amounting to Rs. 3,70,40,779/- (Annexure-'C') and the revised A/A & E/S has been proposed for Rs. 5,68,20,330/- before the EAC (BGDA) Committee.

The detailed reason for increase in the amount of A/A & E/S from Rs. 3,70,40,779/- to Rs. 5,68,20,330/- is as detailed below: -

TABLE-1

A. Due to increase of amount in the original PE					
S. No	Items	As per original A/A & E/S (In Rs.)	As per actual Execution (In Rs.)	Difference in amount (In Rs.)	Remarks
1	Civil works	2,83,98,499.00 or 2.83 Cr	4,4,623,482.00 for 4.46 Cr	1.63 Cr	Original PE was based on PAR 2012 and estimate was based on DSR 2018. In original P.E. the plinth area

					has been calculated as 260.00 x 5 1300 Sqm (260.00 Sqm is area of ground floor of building as per approved layout plan). Whereas as per approved architecture drawing plinth area comes out to be 1518.00 Sqm.
2	Electrical Works	62,15,479.00 for 62.15 Lakhs	17,66,732.00 for 17.66 Lakhs	(-) 44.49 Lakhs	Expenditure decreased due to non- requirement of firefighting system as per NBC-2016/DDA circular.
3	Hort. Works	67,320.00	2,58,123.00 or 2.58 Lakhs	1.90 Lakhs	Original PE was based on PAR 2012 however work was taken over recently and revised amount is based on PAR 2021.
4	Third Party QA	3,46,813.00 or 3.46 Lakhs	0.00	(-) 3.46 Lakhs	No TPQA agency has been engaged as the cost of this work is below 10.00 cr for building work per DDA circular, however QAC and senior officers inspected the site from time to time.
5	Infrastructure Fund	8,69,454.00 or 8.69 Lakhs	14,40,795.00 or 14.40 Lakhs	5.71 Lakhs	Rate increased as per DJB rate revised.
6	Contingencies	10,50,843.00 or 10.50 Lakhs	10,50,843.00 or 10.50 Lakhs	Nil	Same as taken in original A/A & E/S.
7	Deptt. Charges	92,371.00	1,38,104.00	0.45 Lakhs	Increased proportionate due to increase in cost.
Total (A)		3.70 Cr	4.93 Cr	1.23 Cr	
B. Additional head wise amount taken in revised A/A & E/S which were not considered in the original A/A & E/S.					
1	GST reimbursement	NIL	11,79,246.00 or 11.79 Lakhs	11.79 Lakhs	GST compensation has been calculated as per guidelines issued by circular of DDA/CPWD.
2	Escalation under agreement clause 10 CA & 10 CC	NIL	18,47,865.00 or 18.47 Lakhs	18.47 Lakhs	To be paid as per provision clause 10CA & 10CC of the agreement.
3	EIS/SIS Item	NIL	45,15,144.00 or 45.15 Lakhs	45.15 Lakhs	Amount of Rs. 39,28,312/- was approved by competent authority and amount for Rs. 5,86,832/- is in process for approval.
Total (B)			0.75 Cr	0.75 Cr	
TOTAL (A +B)			5.68 Cr	1.98 Cr	

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.)	Departmental Charges 0.25 % (In Rs.)	Amount of RPE (In Rs.) As per FC
C/o 20 MIG Houses at Ashok Nagar along Faiz Road.	5,66,82,230/-	1,38,104/-	5,68,20,330/-

2. Item No.02/43

Name of Work : C/o HIG Houses at Pocket- 9B Jasola in the 15715 sq. mtr. land including internal and external electrification, firefighting, lifts and internal development works.

Sub Head : Electrical & Mechanical services of above-mentioned work.

Amount of RPE: 13,76,33,101/-

The agenda for seeking approval for sanctioning of Revised Preliminary Estimate of above cited work was presented by CE (East Zone)/DDA. The Financial Concurrence to the Revised Preliminary Estimate for the work has been accorded by Finance Member, DDA vide Sanction No. 03/2021-22 for an Amount of Rs. 13,76,33,101/- (Rs. Thirteen Crore Seventy-Six Lakhs Thirty-Three Thousand One Hundred and One only) including 3% contingencies i.e., Rs. 26,39,248/- (Rs. Twenty-Six Lakhs Thirty-Nine Thousand Two Hundred and Forty-Eight Only), Departmental Charges 0.25% i.e., Rs. 2,25,285/- (Rs. Two Lakh Twenty-Five Thousand Two Hundred and Eighty-Five Only) & infrastructure fund for BSES i.e., Rs. 4,72,07,689/- (Rs. Four Crore Seventy-Two Lakhs Seven Thousand Six hundred and Eighty-Nine Only) and conveyed by Sr. Accounts Officer (HAC)/DDA vide No. F.21(2190)/2022/ HAC/PE/DDA/02 Dated: 06.01.2022 (**Annexure- 'D'**).

The Chief Engineer (East) explained the details of works executed/to be executed and reasons for initiating RPE. The original A/A & E/S of the above said work was accorded vide letter no. EM6(16)2020/Est./Pt /1053 Dt. 28.08.2020 amounting to Rs. 10,55,65,343/- (Annexure- 'E') and the revised A/A & E/S has been proposed for 13,76,33,101/- before the EAC (BGDA) Committee.

The Chief Engineer (East) explained the requirement of Separate Revised A/A & E/S for Electrical & Mechanical (E&M) works at 9B Jasola and the sequence of event related to this is as under: -

- Original A/A & E/S to the complete work (Civil+ Electrical) was accorded vide No. EM.6 (63)2010/Est./Pt./3395 dated 01.08.2011 sanction no-12/2011 amounting to Rs. 59,18,33,646/- wherein a provision of Rs.4,55,97,416/- was taken for E&M works. RPE for the same was accorded vide Sanction No.-01/2018-19, letter no F.21(2117)/2018/HAC/RPE/181 Dt. 18.04.2018 amounting to Rs. 174,46,32,567/- wherein provision of same amount i.e., Rs. 4,55,97,416/- same as in original PE was considered for E&M works.
- The provision taken in the RPE of this scheme was insufficient for E&M works in accordance with DFS building layout clearance plan from fire safety point of view and requirements mandated in National building code for Residential buildings. Moreover, the provision of Rs. 4,55,97,416/- taken in RPE was bifurcated into only two heads of work i.e, Internal electrification amounting for Rs. 3,32,59,245/- and External electrification amounting for Rs. 1,23,38,171/-.
- The sanctioned RPE inadvertently didn't have the head of other essential E&M services like Lifts, Firefighting, Fire alarm, Ventilation system, DG sets, Booster and submersible pump sets. Accordingly, action was taken for initiating fresh PE exclusively for left out E&M services. Subsequently, fresh PE was proposed by this office and AA&ES was sanctioned by the competent authority exclusively for E&M works vide No.- EM.6(16)2020/Est./Pt./1053 dt: - 28.08.2020 amounting to Rs. 10,55,65,343/-.

The sanctioned amount of Rs.10,55,65,343/- in separate PE for E & M Works was found insufficient for the completion of the project and the head wise detailed reason for increase in the amount of separate A/A & E/S from Rs. 10,55,65,343/- to Rs. 13,76,33,101/- as is as detailed below: -

TABLE-2

A. Increase in Amount due to increase in scope of Work					
S. No	Description of Items	As per original A/A & E/S (In Rs.)	As per actual Execution (In Rs.)	Difference in amount (In Rs.)	Remarks
1	Fire Fighting with wet Riser and sprinkler system, Automatic Fire alarm System, Booster pump set for water supply, submersible pump set, DG Sets and panels for common E & M services, street lighting with LED lights, Appointment of consultant for consultancy for Fire protection & ventilation system, External electrification (BSES/DISCOM work i/c Streetlight & HT Feeder connection.	10.31 Cr.	12.25 Cr.	1.94 Cr.	<ol style="list-style-type: none"> Increase in payment to BSES for electrification from Rs.2.82 Crore (considered in PE based upon similar housing scheme of 2010) to Rs.4.67 Crore (as per actual demand) Expenditure on C/o indoor transformer Increase in expenditure as per Delhi fire service requirement on firefighting, ventilation system, illuminated signage etc. Expenditure of Submersible Pumps Set system for water supply due to non-availability DJB water supply. Temporary electric connection bill
2	Contingencies @3%	0.22 Cr.	0.23 Cr.	0.01	
3	Departmental Charges @0.25%	0.02 Cr.	0.02 Cr.	0	
4	Total	10.55 Cr.	12.50 Cr.	1.95	
5	Total (A)			1.95 Cr.	
B.	Additional Head wise amount taken in revised A/A & E/S which were not considered in the original A/A & E/S.				
6	Illuminated signage/Exit Signage boards.	NIL	0.05 Cr.	0.05 Cr.	To fulfil DFS requirement
7	Substation	NIL	1.12 Cr.	1.12 Cr.	To make the building functional
8	Provision for Temporary electric connection & monthly Electricity Bills	NIL	0.05 Cr.	0.05 Cr.	For meeting electricity expenditure
9	Total		1.22 Cr.	1.22 Cr.	
10	Contingencies @ 3%	NIL	0.04 Cr.	0.04 Cr.	
11	Departmental Charges @ 0.25%	NIL	0.003 Cr.	0.003 Cr.	
12	Total (B)	NIL	1.26 Cr.	1.26 Cr.	
13	TOTAL (A +B)	10.55	13.76 Cr.	3.21 Cr.	
14	Revised Preliminary Estimate (RPE)			(10.55+3.21)=13.76 Cr. (Detailed comparison sheet of PE and RPE is enclosed as Annexure F)	

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

Name of Work	Works Outlay i/c 3 % Contingencies (In Rs.)	Departmental Charges 0.25 % (In Rs.)	Amount of RPE (In Rs.) As per FC
C/o HIG Houses at Pocket- 9B Jasola in the 15715 sq. mtr. land including internal and external electrification, firefighting, lifts and internal development works. Sub Head: Electrical & Mechanical services of above-mentioned work	13,74,08,650/-	2,25,285/-	13,76,33,101/-

3. During the meeting, the Chairman of the committee i.e. VC/DDA has directed for preparing a Detailed Project Report along with financial viability and cost benefit analysis of the project before taking up any fresh project in the department.

The meeting ended with thanks to the Chair.

This is issued with the approval of the Vice-Chairman, DDA (e-file Computer No. 73982).

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 (North & East Zone)/DDA
4. Chief Architect/DDA.
5. Addl. Chief Architect to VC/DDA
6. Director (System) to get it uploaded in English and Hindi Version on the DD website.
7. EE (Co-ordn.)/DDA.
8. Hindi Officer to send the Hindi version to Director (System) under intimation to this office.
9. Guard File

Siddhant
04/03/2024
(Siddhant Kashyap)
EO-II to EM/DDA

Date:- 23.01.2024

Time:10:30 am

Venue: VC' Conference Hall

ATTENDANCE SHEETSub: 43rd 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. Ashok Kumar Gupta	EM/DDA		
3.	Sh. Vijay Kumar Singh	FM/DDA		
4.	Rajender Guglani	EE(E)/ELD-01	8454927817	
5.	Natresh Kumar	SE(E)	7718077468	
6.	A.K. Singhal	SE(CC)	9405988836	
7.	MANOJ KUMAR	EE/NMD-I	9899101426	
8.	R K Bahawarji	D(W)C	9811044765	
9.	CHANDRESH KUMAR	EE/Co-ord ⁿ /Emothn	8800141239	
10.	SK KHARE	CE(MR)	9868133262	
11.	Manisha Gupta	ACA, VC Office	9811008901	
12.	Nishant K.L.	Commr(H)	9985302540	
13.	Ravinder Kumar	CS NZ	9429062107	
14.	Siddhant Kishyap	EO D/202M	9958852246	
15.	Ajay Gupta	Dir (Fin)	9810932680	
16.	LAXMI KUMAR	Dy Dir (Asst)	9868208667	
17.	Arun Kumar	CE/EE	9811518779	
18.				
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