



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

No. EM3(08) DDA/BGDA/Vol-XXXIX/240

Date: 04/10/2023

Sub: MINUTES OF 41st BGDA (EAC) meeting held on 06.09.2023.

The 41st BGDA (EAC) meeting was held on 06.09.2023 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 item discussed and decision taken in the meeting is as under: -

1. Item No.01

Name of Work: Construction of HIG (Multi Storeyed) houses including internal development and electrification (A Trunkey Project) at Sector, 19-B, Dwarka, Phase-II.

Amount of RPE: Rs. 10,04,57,20,615/- (Changed to 997,57,20,615/- as per discussion and observations)

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. FC-04/2023-24 for an Amount of Rs. 10,04,57,20,615/- (Rs. One Thousand Four Crore Fifty-Seven Lakhs Twenty Thousand Six Hundred and Fifteen only) including 3% contingencies i.e. Rs. 22,19,17,449/- (Rs. Twenty-Two Crore Nineteen Lakhs Seventeen Thousand Four Hundred and Forty-Nine Only), Departmental Charges 0.25% i.e. Rs. 1,90,47,914/- (Rs. One Crore Ninety Lakhs Forty-Seven Thousand Nine-Hundred and Fourteen Only), Introduction of GST, infrastructure fund & Service Tax i.e. Rs. 119,50,30,519/- (Rs. One Hundred Nineteen Crore Fifty Lakhs Thirty Thousand Five Hundred and Nineteen Only) and conveyed by Sr. Accounts Officer (HAC)/DDA vide No. F.21(2126)/2018/HAC/DDA/167 Dated: 03.08.2023 (Annexure- 'B')

The Chief Engineer (Dwarka) 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 original A/A & E/S of the above said work was accorded vide letter no. EM6(76)2008/Est./Pt/5020 dt. 10.12.2008 amounting to Rs. 400,75,57,051/- & modified PE sanctioned vide letter no. EM6(20)2018/Estt./Pt/252 dated 28.01.2019 amounting to Rs. 767,77,79,658/-, which was done due to change in UBBL.

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. 229,79,40,957/-, as follows:-

TABLE-1

S. No	Items	As per Original A/A & E/S (In Rs.)	As per actual Execution (In Rs.)	Difference in amount (In Rs.)	Remarks
A Due to increase of amount in the original PE					
1	Increase in plinth area (Super structure, stilt, basement & podium)	3,66,281.00 Sqm	3,69,311.00 Sqm	3,030.00 sqm	The increase is due to change of size of cutouts in the basements.
	Cost of plinth area	650.00 Cr	652.80 Cr	2.80 Cr	Civil Cost (-do-)
2	Cost of Electrical Work	89.73 Cr	100.42 Cr	10.69 Cr	Includes 10.69 Cr for BSES
3	Infrastructure fund	3.83 Cr	41.17 Cr	37.34 Cr	As demand by DJB (No control of DDA).
4	Dept. Charges	0.92 Cr	1.90 Cr	0.98 Cr	Minor increase and just a books adjustment
		Total (A)		51.81 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	67.38 Cr	67.38 Cr	As per actual paid after availing previous tax rebate duly verified by DDA tax consultant.
2	Service Tax	NIL	10.95 Cr	10.95 Cr	Paid as per clause 38.
3	Escalation under 10 CA & 10 CC	NIL	77.25 Cr	77.25 Cr	Cost indices are freezed on Nov-2017 i.e. stipulated date of completion.
4	Vetting of structure drawing by IIT Delhi	NIL	0.33 Cr	0.33 Cr	Engaged as per agreement condition.
5	Environment checking by CSIR, NEERI (Nagpur)	NIL	1.08 Cr	1.08 Cr	Engaged as per EIA condition.
6	Third party quality assurance	NIL	2.39 Cr	2.39 Cr	Engaged as per agreement condition.
7	Extra Items	NIL	18.75 Cr	18.75 Cr	Due to beyond the agreement provisions.
8	Contingencies	22.19 Cr	22.19 Cr	NIL	No change
		Total (B)		178.13 Cr	
TOTAL (A+B)				229.94 Cr	

Note:- As per PAR calculation revised RPE based on PAR 2021 cost is comes out Rs 13,91,97,98,120/- which is more than Rs 996,57,20,615/-

1. It was appraised to the committee that modified PE was based on the revised tendered amount and hence component of escalations and extra items are not covered in the earlier modified PE. Revised tendered amount was worked out on the basis of earlier increase in area multiplied by the rate quoted by the agency. Increase in the area considered in the modified PE was on account of revision of proposal to utilize maximum permissible FAR & accommodating maximum number of dwelling units, along with increase in the width of balconies under the revised UBBL guidelines issued in the year 2016. The same approved in 332nd SCM. This was resulted into comprehensive increase in plinth area & a greater saleable built-up area for DDA. It was also appraised that the tenders were invited in May 2014 on the basis of conceptual drawings & the prevailing building bye laws in the year 2014.

2. 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. **In this regard, it is especially submitted that the last indices are already frozen that were of Nov-2017 & therefore, no extra payment on account of increase of the indices after Nov-2017 is being made to the contractor.**
3. The increase in plinth area under this RPE is due to increase basement area owing the changed sizes of cutout w.r.t. modified PE. Reimbursement of GST compensation due to change in taxation system, Extra items (Wind Barrier, Windows sill granite, Change of sewer-line pipe from NP-2 to HDPE pipe and increase in infrastructure charges etc. were not considered in the Modified PE. (The details given as per Table no.1 above).
4. It was clarify that increase in the Electrical Component by 10.69 Crore is due to payment to be made to BSES for connections etc.
5. The introduction of GST w.e.f. 1st July 2017 has caused increases in cost of work, to the tune of Rs.67.38 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. Major part of the work has been executed in GST regime. **(Annexure- D)**. In addition to this an amount of 10.95 Cr. has been reimbursement to the agency as per the agreement prior to the implication of GST in July 2017. **(Annexure- D1)**.
6. 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.
7. The increase in cost due to departmental charges is quite nominal.
8. There is a difference of Rs 0.79 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.
9. Extra/Substitute Items: The additional expenditure of Rs. 17.17 Cr (sanctioned Rs.4.17 Cr- Table 2A & yet to be sanctioned Rs. 6.79 Cr- Table 2B and 7.85 Cr as per Table 2C below) 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 mandatory provision of 8m high Wind Breakers etc. prescribed by NGT/DPCC, C/o 08 Nos ESS, P/L HDPE Pipes for sewage , W/P treatment of Podium and others.

DETAILS OF EXTRA / SUBSTITUTE ITEM (TABLE '2A')

(Annexure E)

S.No.	Description of item	Amount sanctioned	Reference No.
1.	Extra Item Statement No. 1	Rs. 1,88,82,694.00	F.1(58)EE(P)/SE(P)II/ DDA/2015-16/104 dated 21.10.2016
2.	Substitute Item Statement No. 1	Rs. 1,03,29,749.00	F.3(03)EE(P)-III/SE(P)-II/Dwk/DDA/2020-21/32 dated 04.02.2020.
3.	Substitute Item Statement No. 2	Rs. 1,25,20,126.00	F.3(03)EE(P)-III/SE(P)-II/Dwk/DDA/2020-21/ dated 25.09.2020.
	TOTAL	Rs. 4,17,32,569.00	

DETAILS OF ITEM UNDER PROCESS (TABLE '2B')

(Annexure F)

S.No.	Description of item	Amount	Reference No.
1.	Extra Item Statement No. 3	Rs. 2,76,21,694.00	Construction of ESS (8 No's)
2.	Substitute Item Statement No. 4	Rs. 17,83,920.57	Providing & lying of HDPE sewerage pipe in lieu of RCC NP2 pipe.
3.	Extra Item Statement No. 4	Rs. 3,84,85,083.00	Waterproofing treatment on podium.
	TOTAL	Rs. 6,78,90,697.00	

(TABLE "2C") -New additions as per discussions and observations.

(Add for Extra Item cropped up as a result of site instructions during the visit of VC DDA in March 2023 and Aug 2023) (*)The cost is purely tentative based on rough estimation subject to scrutiny and approval as per delegation of Financial powers.

S.No.	Description of item	Amount	Sub total	Reference No.
1	Electrical -Already sanctioned but missed out in the table 2A above earlier	1.04 cr	1.58 cr	
	Yet to passed for providing Geysers and Washing machine points	0.54 cr		
2	Civil -Wooden bidding on door frames.	0.55 cr	6.27 cr	
	- Civil work for provision of Extra points for Geysers and washing machine.	1.08 cr		
	- FRP covering on vertical shafts- 6000 Sqm with tentative cost Rs 3.00 Crore + GST	3.54 cr		
	- Covering of toilet shafts at top of roof 1000 sqm with tentative cost Rs.	0.30 cr		
	- Covering of ramps	0.80 cr		
Total 2C		7.85 Cr		

Note:-As per PAR calculation revised RPE based on PAR 2021 cost is comes out Rs 13,91,97,98,120/- which is more than Rs. 997,53,20,615/-

10. In respect of delay in the completion of the project, the CE (Dwarka) apprised that there is a delay of **2139 days** on part of department and due to some unforeseen reasons i.e delay in clearance in EIA as the work was awarded in the month of November 2014. The agency at the time of EIA clearance the contractor has to take the clearance from MOEFCC, Govt. of India and the contractor submitted the documents with in

the time frame. In the mean time Govt. of Delhi has setup state level environment impact appraisal committee for the purpose of environment clearance and therefore the whole process was repeated by the contractor in applying in the state level committee resulting in abnormal delay in getting clearance. The EIA clearance could be obtained in April 2016. The further details of justified hindrances are as under (copy of supporting documents enclosed as Annexure-G).

Hindrances For EOT									
S. No.	Reasons	Hindrance in Number of Days							
		Interim EOT -1	Interim EOT -2	Interim EOT -3	Interim EOT -4	Interim EOT -5	Interim EOT -6	Interim EOT -7	Interim EOT -8
1	DPCC/NGT/EIA/REAT	270	8	91	64	-	143	94	-
2	Over-run Cost (Deviation)	--	266	--	--	--	12	--	--
3	DJB/Drawing Approval (Civil & E/M)	33	63	222	28	213	36	92	62
4	Covid-19 (Wave-1)	--	--	--	183	93	--	--	--
5	Covid-19 (Wave-2)	--	--	--	--	55	7	--	--
6	Farmer Protest	--	--	--	--	31	--	--	--
7	Material approval/ Misc.	--	--	--	18	--	--	--	55
Total Justified Days		303	337	313	293	392	198	186	117
Date of EOT/Reschedule of milestone upto		28/09/18	25/8/19	04/07/20	23/04/21	18/05/22	02/12/22	06/06/23	01/10/23

(However till the work is actually completed the provisions given in various agreement clauses shall be followed by the competent authorities).

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, & service tax infrastructure fund & TPQA (In Rs.) (C)	Amount of RPE (In Rs.) (D = A+B+C)
Construction of HIG (Multi Storeyed) houses including internal development and electrification (A Trunkey Project) at Sector, 19-B, Dwarka, Phase-II.	876,16,42,182/-	1,90,47,914/-	119,50,30,519/-	997,57,20,615/-

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 (Dwarka), DDA
4. Chief Architect, DDA.
5. Addl. Chief Architect to VC, DDA
6. Chief Accounts Officer, DDA
7. Director (System) to get it uploaded in English and Hindi Version on the DD website.
8. Director (Hort.), N-W, DDA.
9. EE (Co-ordn.), DDA.
10. Hindi Officer to send the Hindi version to Director (System) under intimation to this office.
11. Guard File

Siddhant
04/11/2023
(Siddhant Kashyap)
EO-II to EM, DDA

Date: 06.09.2023

Time: 12:00 (Noon)

Venue: VC Conference Hall

ATTENDANCE SHEET

Sub: 41st BGDA Estimate Approval Committee (EAC) Meeting

S.No.	Name	Designation	Mobile No./ E-mail ID	Signature
1.	Sh. Subhasish Panda	Vice Chairman		
2.	Sh. Ashok Kumar Gupta	EM/DDA		
3.	Sh. Vijay Kumar Singh	FM/DDA		
4.	SK KHARE	CE (M&E)		
5.	RK Bahamwade	D(W) C		
6.	Neeraj Kumar	EE (DPD-4)		
7.	RAJNISHKA MAHAJAN	EE(E)/ELD-10		
8.	Siddhant Kushyap	IoT/IT/EM		
9.	Chandresh Kumar	EE (Co-ordination)	ee.coordination.EM@dda.org.in	
10.	Ajay Rupsis	Dir (F)		
11.	Manish Choudhary	ACA. VC office		
12.	Vinay Jain	Comm(H)		
13.	Chittaranjan Das	AC (IT)		
14.	A.K. Agamle	CE/Dur		
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				