

Item No.01/44<sup>th</sup> EAC (BGDA)  
Sanction No.08/2025-26



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

निदेशक (प्रणाली) दि.वि.प्र.  
जयरी नं. 4712  
दिनांक 03/07/25

**Name of Work:** Retrofitting of 760 LIG flats allotted under Housing Scheme 2010, at Pocket III,  
Sector -14, Dwarka.

(Budget Code: 44095715)  
( A/A & E/S)

The 44<sup>th</sup> EAC (BGDA) committee has approved the A/A & E/S for the above-mentioned work for an amount of Rs. **11,09,80,262/-** (Rs. Eleven Crore Nine Lakhs Eighty Thousand Two Hundred and Sixty-Two only) including 3% contingencies i.e., Rs. 32,24,374/- (Rs. Thirty-Two Lakh Twenty-Four Thousand Three Hundred and Seventy-Four Only), Departmental Charges 0.25% i.e., Rs. 2,76,759/- (Rs. Two Lakh Seventy-Six Thousand Seven Hundred and Fifty-Nine Only) and conveyed by AO (Works-II)/DDA vide U.O. No. F.2(02)/AO(W)/PE/DDA/2025-26/24 Dated: 30.04.2025.

The Chief Engineer (Dwarka), DDA presented the agenda for above mentioned work in the 44<sup>th</sup> Estimate Approval Committee (BGDA) meeting held under chairmanship of VC, DDA on 25.06.2025 at 04:30 pm. The minutes of the meeting were circulated vide no. EM3(08) DDA/BGDA/Vol-XLII/120 dated: 30/06/2025.

The Financial Concurrence to the Preliminary Estimate for the work has been accorded by Finance Member, DDA vide Sanction No. 02/2025-26 for an amount of Rs. 11,09,80,262/- (Rs. Eleven Crore Nine Lakhs Eighty Thousand Two Hundred and Sixty-Two only) including 3% contingencies i.e., Rs. 32,24,374/- (Rs. Thirty-Two Lakh Twenty-Four Thousand Three Hundred and Seventy-Four Only), Departmental Charges 0.25% i.e., Rs. 2,76,759/- (Rs. Two Lakh Seventy-Six Thousand Seven Hundred and Fifty-Nine Only) and conveyed by AO (Works-II)/DDA vide U.O. No. F.2(02)/AO(W)/PE/DDA/2025-26/24 Dated: 30.04.2025. subject to compliance of conditions at Sl. No. 1 to 18 of the Financial Concurrence.

The expenditure shall be charged under the head of A/c of "GDA" with Major Head 4421 and Minor head 12 with sufficient budget provisions under the Budget Code-44095715 before carrying out the work.

This accord of A/A & E/S is subject to compliance of the conditions at Sl. No. 1 to 18 laid down in Financial Concurrence to the PE with Sanction No. 02/2025-26 & subject to the observations mentioned under 44th EAC (BGDA) minutes of meeting as well as all other codal formalities and departmental Instructions/circular issued time to time.

- Encl:** 1. Copy of F.C. as above.  
2. EAC (BGDA) MoM dated: 30/06/2025.

(Bhuwan Chandra Singh)  
EO-II to EM/DDA

1 | 2 Page

*Yoshi*  
3.7.25

*AD(S) Sh. Raman*  
3.7.25  
Sh. Dev, website Gyan

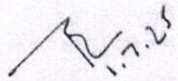


No. EM6 (02)2025-26/Est./Pt./121

Date: 01/07/2025

## Copy to:-

1. OSD to Vice Chairman, DDA for kind information of latter please.
2. PS to Engineer Member, DDA for kind information of latter please.
3. PS to Finance Member, DDA for kind information of latter please.
4. Pr. Commissioner (Housing, PMAY & Sports), DDA.
5. Commissioner (Housing), DDA.
6. CE (HQ & QAC), DDA.
7. Chief Engineer (Dwarka), DDA.
8. Chief Architect, DDA.
9. Addl. Chief Architect to VC, DDA.
10. Chief Accounts Officer, DDA.
11. Financial Advisor(H), DDA.
12. Director (Finance), DDA.
13. Director (Works), DDA.
14. Director (System) to get it uploaded in English and Hindi Version on the DDA website.
15. Dy. C.A.O /C.A.U (Dwarka), DDA.
16. EE(Co-ordn.), DDA.
17. Sr. AO/HAC, DDA.
18. A.O (Works-II), DDA.
19. Hindi Officer to send the Hindi version to Director (System) under intimation to this office.
20. Guard File.

  
EO-II to EM/DDA





Sanction No. 02/2025-26

**DELHI DEVELOPMENT AUTHORITY**  
**WORKS AUDIT CELL-II**

Engineer Member (Works) 1381  
Dy. No. 647  
Date 06/05/2025

Name of Work: Retrofitting of 760 LIG flats allotted under Housing Scheme 2010, at Pocket-III, Sector-14, Dwarka.

Finance Member, DDA has been pleased to accord financial concurrence to the preliminary estimate, amounting to Rs. Rs. 11,09,80,262/- (Rs. Eleven Crore Nine Lacs Eighty Thousand Two Hundred Sixty Two Only) including 3% cost index, 3% contingencies & departmental charges @ 0.25%.

EO II Unit

Dy. No. 647  
Date 06/05/2025

The above financial concurrence shall be subject to the following conditions:-

1. Since resolution vide item no.134/2019 regarding any additional works related to maintenance and services, is to be incurred only out of the interest earned from One time Maintenance Charges already collected were approved in the authority, therefore, it is suggested that the aforesaid proposal may also got approved from Authority.
2. since resolution vide item no.134/2019, inter alia, clearly specifies that the concerned RWA, registered with DDA, will have to bridge the gap through contribution from the allottee and the DDA will not contribute any funds towards maintenance. Therefore, it must be ensured by concerned section that whether RWA is registered with DDA or not.
3. The necessary TE may be prepared and passed by Engineering wing for adjustment of expenditure already incurred on the maintenance work from Nazul Account-II instead of OTM funds.
4. The PE has been broadly examined on the basis of documents submitted along with the PE. The correctness of the nomenclature, rates, analyzed items, items unit, quantities and amount shall lie with TS Authority.
5. All mandatory approvals and drawings are to be sought by the TS authority wherever required.
6. Expenditure will be incurred only after ensuring the budget provision in the relevant year of execution of work and ensuring sanction of A/A & E/S.
7. Each work included in the PE shall be executed only through proper call of tenders after completing all the codal formalities and departmental instruction issued from time to time.
8. Utmost economy in the expenditure shall however be ensured by the Engineering Wing during the execution of work.
9. Hort./ Engineering Wing to ensure feasibility w.r.t. dimensions existing services, etc.
10. PE will require formal approval of EAC before execution of work.
11. The correctness of estimates may be thoroughly examined by TS authority before making any payment to the executing agency.
12. The sanctioning authority of deviation/SI/EI will invariably ensure that there is no undue benefit accrues to the executing agency.
13. Necessary approval has to be taken from Forest Department for cutting of trees, if required. Any other necessary approval from statutory/ government body may be taken if required.
14. Provisions kept in the PE for different sub heads i.e. Civil, Horticulture, contingencies & Departmental Charges shall not be misused/diverted for any other sub heads.(if any)
15. Engg. Wing shall ensure that the land under encroachment is vacated before actual execution of work, if any.
16. It shall be ensured by TS Authority & Dy. CAO/Dwarka that the expenditure on the work charge establishment and petty items does not exceed the amount of 3% contingencies.
17. It shall be ensured by CE/Dwarka that Extra/ Substitute items shall be paid only for the works not considered in the scope of work as per agreement.
18. The TS Authority shall ensure that all provisions of CPWD Manual (along with subsequent amendments) and financial delegations are duly complied.

Encl. As above (Abstract of Cost)

BUDGET CODE	MAJOR HEAD	MINOR HEAD	ACCOUNT HEAD	Zone
44095715	4421	12	GDA	Dwarka

Eg-II

Su  
-4/25

Chief Engineer (HQ), DDA

A.O. (Works-II)/DDA

AE/CE  
TL  
05/25WES  
8/5/25

SSA



U.O. No. F2(02)/AO(W)/PE/DDA/2025-26/24

Date:-30/04/2025

Copy to :--

1. PS to FM/DDA
2. P.S. to EM/DDA
3. C.E.(Dwarka)/DDA
4. CAO/DDA
5. Director (Finance)
6. Director (works)/DDA
7. Dy.CAO (works)/Consultant
8. EE/Coordination
9. EO II/EM
10. Office copy

ABSTRACT OF COST

Name of Work: Retrofitting of 760 LIG flats allotted under Housing Scheme 2010, at Pocket-III, Sector-14, Dwarka.

S. No.	Particulars	Amount (Rs.)
A	Civil works(Retrofitting works)	10,72,44,264
B	Add Correction Factor@0.973	10,43,48,669
C	Add 3% cost index	31,30,460
D	Total (B+C))	10,74,79,129
E	Contingencies @ 3% on "D"	32,24,374
F	Total (D+E)	11,07,03,503
G	Add departmental charges @ 0.25% on "F"	2,76,759
	Grand Total (F+G)	11,09,80,262

(Rs. Eleven Crore Nine Lacs Eighty Thousand Two Hundred Sixty Two Only)

*[Signature]*  
30/04/25  
A.O. (Works-II)/DDA





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

No. EM3(08) DDA/BGDA/Vol-XLII/120

Date 30/06/2025

Sub: MINUTES OF 44th BGDA (EAC) meeting held on 25.06.2025.

The 44th BGDA (EAC) meeting was held on 25.06.2025 at 04:30 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 as annexure-'A'.

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

1. Item No.01/44

**Name of Work:** Retrofitting of 760 LIG flats allotted under Housing Scheme 2010, at Pocket III, Sector -14, Dwarka.

**Amount of PE:** Rs. 11,09,80,262/-

The agenda for seeking approval for sanctioning of Preliminary Estimate of above cited work was presented by CE (Dwarka)/DDA. The Financial Concurrence to the Preliminary Estimate for the work has been accorded by Finance Member, DDA vide Sanction No. 02/2025-26 for an amount of Rs. 11,09,80,262/- (Rs. Eleven Crore Nine Lakhs Eighty Thousand Two Hundred and Sixty Two only) including 3% contingencies i.e., Rs. 32,24,374/- (Rs. Thirty Two Lakh Twenty Four Thousand Three Hundred and Seventy Four Only), Departmental Charges 0.25% i.e., Rs. 2,76,759/- (Rs. Two Lakh Seventy Six Thousand Seven Hundred and Fifty Nine Only) and conveyed by AO (Works-II)/DDA vide No. F.2(02)/AO(W)/PE/DDA/2025-26/24 Dated: 30.04.2025.

Chief Engineer (Dwarka) explained the scope of work under this Housing pocket which was launched in DDA Housing Scheme 2010. This pocket is fully occupied and most of the RCC members i.e., Columns, Beams, Slabs, Landing, Chajjas & Terrace are in dilapidated condition. Various letter from RWA and online complaints have been received in Dwarka office for maintenance work. Accordingly, NCCBM was engaged for carrying out the preliminary site inspection and the detailed report and estimate was submitted by NCCBM. The case of approval to process preliminary estimate of the said pockets was initiated vide computer no. 7106 and approved by Hon'ble VC/DDA.

The committee took note of the fact that the RWA have requested DDA for the Retrofitting of the said housing complex and consented to the use of one time maintenance (OTM) collected from the residence at the time of allotment for the said purpose. Further, in the larger public interest and DDA, the project needs to be taken up on priority.



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

Agenda No.	Name of Work	Works Outlay i/c 3 % Contingencies (In Rs.) (A)	Departmental Charges 0.25 % (In Rs.) (B)	Amount of PE (In Rs.) (C= A+B)
1/44	Retrofitting of 760 LIG flats allotted under Housing Scheme 2010, at Pocket III, Sector -14, Dwarka.	11,07,03,503/-	2,76,759	11,09,80,262/-

The meeting ended with thanks to the Chair.

This is issued with the approval of the Vice-Chairman, DDA (e-file Computer No.95123).

Encl: Attendance Sheet.

(Bhuwan Chandra Singh)  
EO-II to EM/DDA

Copy to Members of BGDA (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

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EO-II to EM/DDA