



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

No. EM3(08) DDA/BGDA/Vol-XL/252

Date:25/10/2023

Sub: MINUTES OF 42nd BGDA (EAC) meeting held on 06.10.2023.

The 42nd BGDA (EAC) meeting was held on 06.10.2023 at 3:30 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 CP-261 in the e-file 69972.

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

1. Item No.01/42/2023

The RPEs for the following works were put up before EAC:

Sr. No.	Name of Works & Location	No. & type of flats	PE amount (in Cr.)	RPE amount (in Cr.)	SDOS/ SDOC	% age progress	Revised target DOC
1.	C/o 625 Two BHK, 350 Three BHK & 376 EWS houses (Design & Built Model) Earmarked in Pocket-3, at Sector A-1 to A-4, Narela	<u>1400</u> EWS 384 2BHK 648 3BHK 368	592.30	882.33	22.7.2015 21.7.2019	98.00%	28-1-2024
2.	C/o 500 Two BHK, 340 Three BHK & 325 EWS houses (Design & Built Model) Earmarked in Pocket-4, at Sector A-1 to A-4, Narela	<u>1184</u> EWS 320 2BHK 512 3BHK 352	509.29	748.83	22.7.2015 21.7.2019	98.00%	9-1-2024
3.	C/o 325 Two BHK, 170 Three BHK & 194 EWS houses (Design & Built Model) Earmarked in Pocket-7, at Sector A-1 to A-4, Narela	<u>720</u> EWS 200 2BHK 328 3BHK 192	295.78	431.90	5.8.2015 5.8.2019	100%	Completed on 22.8.2023
4.	C/o 600 Two BHK, 250 Three BHK & 320 EWS houses (Design & Built Model) Earmarked in Pocket-9, at Sector A-1 to A-4, Narela	<u>1168</u> EWS 320 2BHK 576 3BHK 272	505.86	697.41	5.8.2015 5.8.2019	98.00%	31-12-2023
5.	C/o 1750 Two BHK, 900 Three BHK & 1016 EWS houses (Design & Built Model) Earmarked in Pocket-11, at Sector A-1 to A-4, Narela.	<u>3792</u> EWS 1024 2BHK 1808 3BHK 960	1605.98	2440.70	5.8.2015 4.2.2020	80.00%	26-06-2024
6.	C/O 750 Two BHK, 325 Three BHK & 412 EWS houses (design & built Model) Earmarked in Pocket-13 at Sector A-1 to A-4 Narela.	<u>1552</u> EWS 424 2BHK 776 3BHK 352	648.09	937.13	6.8.2015 5.8.2019	95.00%	31-01-2024
7.	C/o 520 Two BHK, 250 Three BHK & 294 EWS houses (Design & Built Model) Earmarked in Pocket – 14, at Sector A-1 to A-4, Narela	<u>1056</u> EWS 296 2BHK 488 3BHK 272	459.54	632.70	6.8.2015 5.8.2019	97.00%	31-12-2023

The agendas for seeking approval for sanctioning of Revised Preliminary Estimate of above cited works were presented by CE(Narela), DDA. The Financial Concurrence to the Revised Preliminary Estimate for the works has been accorded by Finance Member, DDA vide Sanction No. FC-08, 05, 06, 09, 11, 07 & 10/ 2023-24 respectively for the RPE amounts mentioned above including 3% Contingencies and 0.25% Departmental Charges. The agenda for RPE for Pocket-11 at S.No.5 was also added during the EAC meeting for its presentation as the Financial Concurrence for this RPE was also accorded on 4.10.2023 (copy of agenda attached in e-file 69972 as Annexure 'A').

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 works were accorded in 2014 issued from the office of EM for the amounts & references mentioned below:

Table-1

Sr.No.	Name of work	Original A/A of E/S	
		Amount (Cr.)	Reference
1	Pocket-3	592.30	EM.6(19)2014/Est./Pt./5100 dated 3.9.2014
2	Pocket-4	509.29	EM.6(18)2014/Est./Pt./5099 dated 3.9.2014
3	Pocket-7	295.78	EM.6(14)2014/Est./Pt./5095 dated 3.9.2014
4	Pocket-9	505.86	EM.6(16)2014/Est./Pt./5097 dated 3.9.2014
5	Pocket-11	1605.98	EM.6(20)2014/Est./Pt./5101 dated 3.9.2014
6	Pocket-13	648.09	EM.6(19)2014/Est./Pt./5096 dated 3.9.2014
7	Pocket-14	459.54	EM.6(13)2014/Est./Pt./5094 dated 3.9.2014

- The RPEs have been framed based on 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 based on agreement rates

Major reasons for difference in PE and RPE:

- Due to increase in Scope of work i.e. Increase in Plinth Area & increase in the number of DUs (from 10592 to 10872 Infrastructure Charges demanded by Civic Authorities and consequent increase in DUs) w.r.t. Original PE, Increase in expenditure on account of Departmental Charges, Escalation (as detailed in the individual agendas of the works) (Please refer Table-2 below):-

Table-2

Sr. No.	Name of work		Built-up area (sqm) & Number of Units			
			As per Original A/A & E/S	As per 342nd SCM on 08/06/2016	As per 408th SCM on 28/11/2022	Increase in built-up area & no. of units
1	Pkt-3	Built-up area (sqm)	212228	259758	270149	57921
		EWS	376	384	384	8
		2BHK	625	648	648	23
		3BHK	350	368	368	18
2	Pkt-4	Built-up area (sqm)	184309	218786	227346	43037
		EWS	325	320	320	-5
		2BHK	500	512	512	12
		3BHK	340	352	352	12
3	Pkt-7	Built-up area (sqm)	105505	131610	137250	31745
		EWS	194	200	200	6
		2BHK	325	328	328	3
		3BHK	170	192	192	22

4	Pkt-9	Built-up area (sqm)	180155	210659	217483	37328
		EWS	320	320	320	0
		2BHK	600	576	576	-24
		3BHK	250	272	272	22
5	Pkt-11	Built-up area (sqm)	573682	701637	726118*	152436
		EWS	1016	1024	1024	8
		2BHK	1750	1808	1808	58
		3BHK	900	960	960	60
6	Pkt-13	Built-up area (sqm)	232415	284971	295595	63180
		EWS	412	424	424	12
		2BHK	750	776	776	26
		3BHK	325	352	352	27
7	Pkt-14	Built-up area (sqm)	164338	190761**	197755	33417
		EWS	294	296	296	2
		2BHK	520	488	488	-32
		3BHK	250	272	272	22

*For pocket 11-413th SCM

** For pocket 14-345th SCM

(As per Table-04)

- (ii) **Additional expenditures 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, Fire tower & fire lift, Stone cladding in lift lobby and other related items required for completion of work) and Reimbursement of cost of material testing to the agency (as detailed in the individual agendas of the works)(brief combined detail in Table-3 below):

Table-3

Sr. No.	Name of work	Difference in cost on a/c of increase/ decrease in (Cr.)									Total Increase in cost (Cr)
		Built-up Area	Escalation	TPQA	Infra fund	Contingencies	Deptt. change	GST	Testing Charges	Extra Item	
1	Pkt-3	83.13	98.95	-3.99	37.78	0	0.48	53.17	1.18	19.33	290.03
2	Pkt-4	61.13	88.25	-0.88	30.67	0	0.39	44.62	0.78	14.58	239.54
3	Pkt-7	38.12	45.18	-1.82	18.18	0	0.22	27.84	1.17	7.24	136.13
4	Pkt-9	26.80	74.73	-2.47	29.72	0	0.28	43.92	1.41	17.15	191.54
5	Pkt-11	156.88	361.71	-10.78	95.68	0	1.38	169.57	2.48	57.80	834.72
6	Pkt-13	69.65	102.38	-3.02	39.78	0	0.45	59.74	2.02	18.02	289.02
7	Pkt-14	25.03	69.04	-2.67	26.38	0	0.25	39.93	1.43	13.77	173.16

- All the above works were awarded to the agency M/s B.G. Shirke construction Pvt. Ltd. in 2015. GST came in vogue on 1st July 2017 hence as per agreement the difference of tax is to be paid as per CPWD/DDA guidelines. (Please refer Table-4 below)
- While CE(Narela) was narrating the reasons for increase in cost & time overrun, worthy VC/DDA sought details on the various contributory factors.
- It was appraised that the technical bids for these works were opened in Feb 2015, tenders for which were invited based on conceptual drawings & the prevailing building bye laws. During preparation of detailed drawings, UBBL 2016 was issued & the proposal was revised by utilizing the maximum

permissible FAR & accommodating maximum number of dwelling units along with increase in width of balconies under the revised guidelines on the available plot area. The same was approved in 342nd SCM held on 8th June 2016 (For Pockets 3,4,7,9,11 and 13) and SCM dated 9/12/2016 for pocket No. 14. Later the change in the Fire Norms w.r.t. provision of additional Fire Tower was also approved 408th SCM on dated 15th June 2023 (For pockets 3,4,7,9,13 and 14) and 413th SCM dated 15/06/2023 for pocket 11 & incorporated. (Details of SCM given in Table 4) This has resulted in a comprehensive increase in the 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 a proportionate increase in the cost of construction works. (Please refer Table-2 above).

Table-4

S.No.	Name of Work	SCM		Modified SCM	
		SCM No. (Item No.)	Date	SCM No. (Item No.)	Date
1.	Pocket -3	342 nd (84:2016)	08/08/2016	408 th (77:2022)	19/12/2022
2.	Pocket -4	342 nd (85:2016)	08/08/2016	408 th (80:2022)	19/12/2022
3.	Pocket -7	342 nd (87:2016)	08/08/2016	408 th (79:2022)	19/12/2022
4.	Pocket -9	342 nd (91:2016)	08/08/2016	408 th (81:2022)	19/12/2022
5.	Pocket -11	342 nd (88:2016)	08/08/2016	413 th (31:2023)	15/06/2023
6.	Pocket -13	342 nd (89:2016)	08/08/2016	408 th (82:2022)	19/12/2022
7.	Pocket -14	345 th (146:2016)	09/12/2016	408 th (83:2022)	19/12/2022

- As the number of flats in each category has increased (also reduced in some pockets in some category), it has been directed to communicate the exact number of flats with updated name of work to all the concerned wings of DDA for inter department correspondence. (Please refer Table-2 above).
- The introduction of GST w.e.f. 1st July 2017 has caused significant increases in cost of work, ranging from 7 to 7.9% 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. (Please refer Table-4 below).
- 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 based on work done in a particular period & price rise in materials & labour as decided based on monthly 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 here that for 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.
- 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. (Please refer Table-3 above).
- The increase in cost due to departmental charges is quite nominal. (Please refer Table-3 above).
- There is some increase a/c of Reimbursement of Testing Charges. It was appraised 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. (Please refer Table-5 below).

- As regards Extra/Substitute Items, it was appraised that some Extra/Substitute Items have occurred 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 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. Details of various Extra/Substitute Items have been given in the agendas. (Please refer Table-4 below):-

Table-5

Sr.No.	Name of work	As per A/A & E/S (in Cr.)			As per RPE (in Cr.)		
		GST	Testing charges	Extra Items	GST	Testing charges	Extra Items
1	Pocket-3	No provision			53.17	1.18	19.33
2	Pocket-4				44.62	0.78	14.58
3	Pocket-7				27.84	1.17	7.24
4	Pocket-9				43.92	1.41	17.15
5	Pocket-11				169.57	2.48	57.8
6	Pocket-13				59.74	2.02	18.02
7	Pocket-14				39.93	1.43	13.77

- It is to be mentioned that there is a saving in the cost of Third-Party Quality Assurance due to the lesser rate quoted by TPQA agency. (Please refer Table-3 above).
- CE(Narela) also appraised various hindrances during execution of work. The breakup of the total delay period has been furnished in the Pocket wise agendas. The works got delayed at the beginning due to delay in approval of drawings. The drawings were submitted by the agency on 29.9.2015 in the concerned divisions (copy of submission attached in the e-file 69972 as Annexure 'C'), about two months after the award of works, which is quite nominal, later forwarded to Architectural Wing. Thereafter the observations, meetings at various levels & re-submission of drawings continued and the approved in 342nd and 345th SCM as per table 4.(Annexure 'B' in e-file 69972). Then started the process of pre-construction approvals. Architectural site Layout & Plans, Section, Elevations, Structural drawings & DUAC approval were obtained/released in March to April 2017 & Environmental clearance in May 2017. In the meantime, discussions were on about implementation of the NBC 2016 & revised Seismic Design Code & directions were issued to implement the same in May 2017. On 30-6-2023, the directions were issued by EM's Office to stop all these works till decision of WAB in this regard (copy attached in the e-file 69972 as Annexure 'E'). The Go-ahead with the older Seismic Code was given by WAB vide their orders dated 22.8.2017 (copy attached in the e-file 69972 as Annexure 'F'). All the works needed to be re-mobilized. The extension of time was granted for the delay in these planning aspects after adjusting the planning time of one year prescribed in the agreement.
- The PPTs presented during the EAC meeting have been attached in e-file 69972 at (a) to (g) hyperlinked in Note # 21.
- It was also desired to know by EAC whether there was any delay on the part of the agency in submitting the proposals for approval from DDA & other agencies. Dates of submission & approvals of various proposals are submitted by Narela Office (attached in e-file 69972 as Annexures 'B', 'C' & 'D').
- The Annexures 'A' to 'F', referred above, have been hyperlinked in Note # 21 in e-file 69972.

- CE(Narela) shall ensure that any change in the layout/drawing shall be verified by Architectural Wing of DDA.
- Henceforth, the RPE must be initiated within 3 months after approval from Screening Committee meeting, if required.

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

Sr. No.	Name of Works & Location	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)
1.	C/o 625 Two BHK, 350 Three BHK & 376 EWS houses (Design & Built Model) Earmarked in Pocket-3, at Sector A-1 to A-4, Narela	785,35,97,395/-	1,95,92,721/-	95,01,62,896/-	882,33,53,012/-
2.	C/o 500 Two BHK, 340 Three BHK & 325 EWS houses (Design & Built Model) Earmarked in Pocket-4, at Sector A-1 to A-4, Narela	668,36,85,197/-	1,66,10,071/-	78,79,95,408/-	748,82,90,676/-
3.	C/o 325 Two BHK, 170 Three BHK & 194 EWS houses (Design & Built Model) Earmarked in Pocket-7, at Sector A-1 to A-4, Narela	381,86,35,726/-	95,46,588/-	49,08,82,994/-	431,90,65,308/-
4.	C/o 600 Two BHK, 250 Three BHK & 320 EWS houses (Design & Built Model) Earmarked in Pocket-9, at Sector A-1 to A-4, Narela	618,71,05,057/-	1,53,74,050/-	77,16,09,210/-	697,40,88,317/-
5.	C/o 1750 Two BHK, 900 Three BHK & 1016 EWS houses (Design & Built Model) Earmarked in Pocket-11, at Sector A-1 to A-4, Narela.	2154,54,35,811/-	5,38,63,589/-	280,77,46,688/-	2440,70,46,088/-
6.	C/O 750 Two BHK, 325 Three BHK & 412 EWS houses (design & built Model) Earmarked in Pocket-13 at Sector A-1 to A-4 Narela.	831,06,38,234/-	2,06,47,293/-	104,00,16,578/-	937,13,02,105/-
7.	C/o 520 Two BHK, 250 Three BHK & 294 EWS houses (Design & Built Model) Earmarked in Pocket – 14, at Sector A-1 to A-4, Narela	561,79,39,567/-	1,40,02,402/-	69,50,91,641/-	632,70,33,610/-

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. Director (System) to get it uploaded in English and Hindi Version on the DDA website.
8. Director (Hort.), N-W, DDA.
9. EE(Co-ordn.), DDA.
10. AO/HAC, DDA
11. Hindi Officer to send the Hindi version to Director (System) under intimation to this office.
12. Guard File.

Siddhant Kashyap
28/11/2023
(Siddhant Kashyap)
EO-II to EM, DDA

Date: 05.10.2023

Time: 03:30 pm

Venue: VC' Conference Hall

ATTENDANCE SHEET

Sub: 42nd 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.	ASHWANI KUMAR	CE (Narcis)	9873603684	
5.	S.K. Pransav	SE (Narcis) NCC-3	9310514133	
6.	SK KHARE	CE (Hd)	9868133262	
7.	Nand Kishor Sharma	EE/NPD-9	9811306426	
8.	Rajeev Sharma	EE/NPD-2&3	9891151617	
9.	Cham Chand Meena	SE (E) Narcis	9818158764	
10.	Satyendra K. Yadav	EE (E) ELD-04/NB	8820308600	
11.	KAMAL KISHORE HARIT	SE/Narcis/ECI	9650290999	
12.	CHANDRESH KUMAR	EE (Co-ordinator)	8800141233	
13.	Pradeep Kumar	EE/NPD-5	9910767390	
14.	R.K. Bhanuwar	A (W) C	9811044765	
15.	RAKESH KAKKAR	FAH	9971088665	
16.	Siddhant Kashyap	EOH/HEM	9951852246	
17.	Swati Rai	A.D (Arch) NZ	9891939530	
18.	Kamru Jido	ACA North Narcis	8828982688	
19.	Chittaranjan Das	PC (H)	8800227120	
20.	Harleen Bahl	C.A.	9891442558	
21.	Manisha Gupta	A-CA	9811008901	
22.	Vineet Jara	Comm (H)	9821181167	

23 Ajay Gupta Dir (F) 9810932680