

Minutes of the 2nd Meeting of Expenditure Finance Committee for the financial year 2025-26 held on 19th May, 2025 at 03.00 P.M.

2nd Meeting of the Expenditure Finance Committee under the Chairpersonship of Hon'ble Chief Minister/Minister-in-Charge (Finance), Government of NCT of Delhi was convened in the Cabinet Room, CM Office, 3rd Level, Delhi Secretariat on 19th May, 2025 to consider the following proposal of Law Department: -

S.No	Particulars of the proposal	Estimated cost (₹.. crore)
1.	Construction of Residential Complex for Judicial Officers Quarters at Sector 19, Dwarka, New Delhi.	171.58

2. Following officers attended the meeting:

I Members of Expenditure Finance Committee:

- (i) Smt. Rekha Gupta, Hon'ble Chief Minister/Minister-in-Charge (Finance), GNCTD.
- (ii) Shri Kapil Mishra, Hon'ble Minister (Law & Justice)
- (iii) Shri Ashish Chandra Verma, Addl Chief Secretary (Finance), GNCTD
- (iv) Shri A. Anbarasu, Pr. Secretary (PWD), GNCTD
- (v) Shri Reetesh Singh, Pr. Secretary (Law, Justice & LA), GNCTD
- (vi) Shri Naimuddin, Engineer-in-Chief, PWD, GNCTD
- (vii) Shri Manoj Kumar V.M., Joint Secretary, Finance, GNCTD

II Other Senior Officers:

- (i) Sh. Sudhir Kumar, Pr. Secretary (Vigilance), GNCTD
- (ii) Ms. Ruchika Katyal, Special Secretary (PWD), GNCTD
- (iii) Shri L. D. Joshi, Controller of Accounts (Finance), GNCTD
- (iv) Shri Puneet Nagpal, Additional Secretary (Law), GNCTD
- (v) Shri V.N. Vibek, ADG (Project), PWD, GNCTD

3. The Expenditure Finance Committee was apprised of the agenda item. Law Department presented the proposal for construction of total 86 residential quarters for judicial officers [52 nos of Type-V and 34 Nos of Type-VI Quarters] in Dwarka on a site measuring 10001.12 sqm, allotted by DDA. It was also apprised by Law Department that Proposal was gone into by the Special Committee (Infrastructure) of Hon'ble High Court of Delhi and proposal was found justified. PWD accordingly prepared PE amounting to Rs. 171.58 crore

M. N. Singh
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for accord of AA & ES of the Competent Authority. Details of the proposal submitted are as under: -

Components	Covered area (in Sq. meter)	Unit cost per sqm (In...₹)	Total (₹. crore)
Building	26117	45536	90.05
Basement	11564		49.25
Allied works like external development, substation, E&M bulk services &			14.11
statutory provisions, Horticulture, art work, contingencies etc.			18.17
Total	37681	45536	171.58
Period of completion			
i. Planning			4 months
ii. Execution			20 months
Phasing of Project			
i. 2024-25			Rs. 5.00 crore
ii. 2025-26			Rs. 55.00 crore
iii. 2026-27			Rs. 111.59 crore

4. As per DDG 2025-26, a provision of Rs. 50 crores has been made in M.H. 4216 01 106 98 00 72 – Construction of Residential Complex for judicial officers at Sector-19 Dwarka (Buildings and Structures) for the said project.

5. The Committee was apprised that the proposal was earlier placed before the EFC in its first meeting held on 16.04.2025 and the Committee observed that the PWD had not incorporated the Actual Causes of deterioration of the earlier housing, as well as the person/ persons responsible for the same. These facts were required to be presented before the Committee in order to ensure that the same lapses are not repeated in the proposed project. PWD was directed to incorporate the same, in detail, in its revised proposal.

6. The Law Department also informed that observations of the Committee were taken up with PWD. In this regard, Engineer-in-Chief, PWD submitted following information before the Committee :-

- The original housing project was sanctioned in 2014 with a project cost of ₹48.07 crores and awarded to M/s MBL Infrastructure Ltd. Due to non-performance, the contract was rescinded in March 2018. The work was re-awarded to M/s RKMT Buildcon Pvt. Ltd in 2019.
- However, severe structural issues including corrosion of reinforcement steel, cracks in beams and columns and spalling of concrete were observed during execution. Consequently, the work was foreclosed on 15.01.2020.

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c. The following expert investigations were carried out to determine the root cause of the structural deterioration:-

- Central Building Research Institute (CBRI), Roorkee; concluded major deterioration and infeasibility of repairs
- Central Public Works Department (CPWD): Reviewed and concurred with the CBRI Report.
- Indian Institute of Technology (IIT), Delhi: Identified chlorine-induced corrosion in reinforcement steel as the main cause and recommended reconstruction.

d. Show cause notices were issued to the officers. The matter has been referred to the Directorate of Vigilance, GNCTD for disciplinary action via letter dated 14.03.2024.

e. PWD also stated that the ACP (Economic Offences Wing) and the SHO of the concerned area has been requested vide letter dated 29.04.2025 to lodge an FIR against the Contractor. Further, the process for blacklisting of the Contractor and the TPQA are also underway in PWD.

f. Preventive Measures for future projects was also informed by Engineer-in-Chief, PWD before the Committee.

7. After due deliberations, considering the recommendation of Law Department on the requirement and its satisfaction regarding Technical, Administrative, Operative, Maintenance and Financial aspects etc. and careful consideration of the reply submitted by the PWD, the Expenditure Finance Committee approved and sanctioned the proposal submitted by Law, Justice and Legislative Affairs Department, GNCTD for Construction of Residential Complex for Judicial Officers Quarters at Sector 19, Dwaraka, New Delhi at an estimated cost of **Rs. 171.58 crore** subject to the following: -

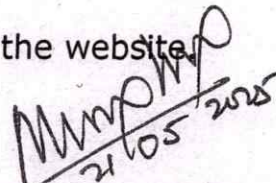
- i. Directorate of Vigilance, GNCTD may expedite action to conduct an enquiry into the reasons which led to the demolition and for fixing the responsibilities of the erring officers of the Department concerned for the lapses.
- ii. The Law Department may explore the feasibility that the work may be got done from any agency other than PWD keeping in view the lapses observed on previous occasions.
- iii. The Law Department/Executing Agency shall ensure that all codal formalities/guidelines issued by CVC, orders/ Circulars/ instructions issued by Government of India and other relevant Government orders are strictly adhered while executing the work.
- iv. The Administrative Department should ensure that execution of work is of best quality and strictly adhere to the project timeline. All preventive measures should be taken by the Executing Agency/Administrative Department in order to avoid previous lapses in the proposed project. A stringent penalty clause should be incorporated in the Work Award Letter and progress of execution of project in terms of quality of work and timeline of the project should be monitored by the Project

Monitoring Committee, constituted by the Administrative Department in order to evade the time and cost overrun of the project.

- v. The Administrative Department shall engage a Project Management Consultant for the entire project.
- vi. The Administrative Department should ensure that the estimates are prepared on the basis of prevailing DSR/DPAR rates.
- vii. Project shall be completed as per approved design & scope of work, specifications and plan of Hon'ble High Court of Delhi at the sanctioned cost within the stipulated period. No cost escalation will be considered in future.
- viii. The Law Department shall prepare a Detailed Project Report with the approval of the Competent Authority.
- ix. All necessary statutory clearances shall be obtained by the department well in advance before opening of the tender.
- x. The Law Department shall make necessary Budgetary provisions in relevant head of accounts as per the financial phasing of the project.
- xi. The department shall certify that the instant proposal complies the pre-sanction/ post-sanction guidelines/ requirements circulated as Annexure to Government order no. PA/DSF/Misc/ 2012-13/ Exp-4/538-45 dated 17.05.2012.
- xii. The Administrative Department shall ensure compliance of the instructions issued by the Office of Engineer-in-Chief, PWD dated 5.7.2019 regarding execution of all works costing ₹100.00 crore or above to be executed on EPC mode.
- xiii. Geo-tagging of capital projects on the designated Web portal of GNCTD shall be complied with in terms of various OM/guidelines issued by Finance Department from time to time.
- xiv. The Administrative Department may ensure compliance of the observations of the Planning Department.
- xv. The Administrative Department is to abide by Government Orders for execution of Capital Projects/works issued from time to time.
8. The meeting ended with vote of thanks to the Chair.

(Signature)
21/05/2025
(Manoj Kumar V.M.)
Joint Secretary Finance (Policy)

1. Secretary to the Hon'ble Chief Minister/ Minister-in-charge (Finance) for appraisal of the Hon'ble Chief Minister.
2. Secretary to the Hon'ble Minister, Law for appraisal of the Hon'ble Minister.
3. Staff Officer to Chief Secretary, Delhi.
4. Pr. Secretary (Vigilance), Govt. of NCT of Delhi, Delhi Secretariat, New Delhi
5. Pr. Secretary (Law), Govt. of NCT of Delhi, Delhi Secretariat, New Delhi
6. Pr. Secretary, Public Works Department, 3rd Floor, MSO Building, ITO, New Delhi.
7. Engineer-in-Chief, PWD, 12th Floor, MSO building, ITO, New Delhi.
8. Director, Planning Department, Delhi Secretariat, New Delhi
9. PPS to Additional Chief Secretary (Finance), GNCTD.
10. PS to Secretary (Finance), GNCTD.
11. PA to Special Secretary (Finance)-I, GNCTD
12. PA to Controller of Accounts (Finance), GNCTD
13. System Analyst, Finance Department ...for uploading in the website
14. Concerned file/Guard file.


(Manoj Kumar V.M.)
Jt. Secretary Finance (Policy)