

Minutes of the 1st Meeting of Expenditure Finance Committee for the financial year 2019-20 held on July 29, 2019 at 2.30 P.M.

The Hon'ble Dy. Chief Minister/ Finance Minister, Delhi Chaired the 1st meeting of the Expenditure Finance Committee on 29th July, 2019 to consider the following project proposals submitted by the departments of GNCTD:

S.N	Particulars of the proposal	Estimated cost (₹.. crore)
Directorate of Education		
1.	Construction of school building at Sector 27, Rohini	30.40
2.	Construction of school building at Village Ladpur	36.94
3.	Construction of school building at Sector-5, Rohini	46.83
4.	Construction of school building at Sector-18, Rohini	45.37
5.	Construction of school building at Village Daryapur Kalan	43.70
6.	Construction of school building at LibasPur	43.23
7.	Construction of school building at Rana Pratap Bagh	18.74
8.	Construction of school building at Meera Bagh	25.34
Tourism Department		
9.	Construction of Researcher Block and Residential staff quarters for Delhi Institute of Hotel Management & Catering Technology at Lajpat Nagar	17.09
Department of Law, Justice and Legislative Affairs		
10.	Construction of 144 number of Temporary Courtroom in the existing Court Complexes	178.37
Total		486.01

Following attended the meeting:

I Members of Expenditure Finance Committee

- Sh. Sh. Kailash Gahlot, Hon'ble Minister, Law, GNCTD
- Smt. Renu Sharma, Addl. Chief Secretary (Finance), GNCTD
- Sh. Sanjay Kr. Aggarwal, Pr. Secretary (Law), GNCTD
- Sh. Sandeep Kumar, Secretary (Education), GNCTD
- Smt. Manisha Saxena, Secretary (Tourism), GNCTD
- Sh. P.K.Vats, Engineer-in-Chief, PWD
- Sh. Ashok Kumar, Director(Planning), GNCTD
- Sh. L.D.Joshi, Joint Secretary (Finance), GNCTD

II Other Senior Officers

- Sh. Binay Bhushan, Director(Education), GNCTD
- Sh. M.K. Mahobio, Chief Engineer(Projects), PWD, GNCTD
- Sh. Sanjeev Rastogi, Chief Engineer (OP),PW, GNCTD
- Sh. R.K. Chaudhary, Project Manager-I(Education), PWD, GNCTD


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03. The Addl. Chief Secretary (Finance) apprised the Expenditure Finance Committee of the agenda items. Thereafter, department concerned presented its proposal before the Committee.

A. Directorate of Education

I. Construction of School Buildings

(i) Secretary, Education apprised the Expenditure Finance Committee that around 80 vacant plots of land were allotted to Directorate of Education for opening of Government schools. The Department has undertaken a site specific assessment to ascertain the need and requirement of opening a Government school according to the population density of school going children, availability of nearby schools within 2 Km radius, strength of students in the existing schools, etc. The Student : Classroom ratio is taken as 40:1. In the present proposal construction of new school building on eight (08) locations has been identified. The work is assigned to PWD.

(ii) Chief Engineer (Education), PWD has submitted that the preliminary estimates are based on DPAR 2012 + 18% cost index minus 9%, DSR 2016 + 15.69% cost index minus 9.5% including 1% each for contingencies, quality assurance and labour cess, 6% GST, 4.25% for EPF & ESI and provision for furniture. The stipulated period of completion is 18 months including 3 months of planning. Details of rooms provided in each school is given as under;

S. N	Location of School	Estimated Cost (₹..in crore)	Number of Class rooms						Total Rooms
			Class Rooms	Lab s	Librar y	Toilet	MP Hall	others	
i.	Sector 27, Rohini	30.40	44	4	2	24	1	15	90
ii.	Village Ladpur	36.94	37	10	2	29	1	26	105
iii.	Sector-5, Rohini	46.83	50	8	2	21	1	22	104
iv.	Sector-18, Rohini	45.37	50	8	2	21	1	22	104
v.	Village Daryapur Kalan	43.70	50	9	2	25	1	19	106
vi.	LibasPur	43.23	50	9	2	25	1	19	106
vii.	Rana Pratap Bagh	18.74	12	8	2	12	1	17	52
viii.	Meera Bagh	25.34	25	9	2	8	1	14	59


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(iii) It was observed by the Addl. Chief Secretary (Finance) that in comparison to the already sanctioned proposals of school building in the year 2016. the unit cost of construction is on the higher side and there is even difference in the unit costs amongst the proposals under consideration. It was informed by the Project Manager(Education), PWD that the difference with respect to the earlier estimates are mainly due to increased cost index, components of ESI & EPF, GST, additional provisions of STP, Rainwater Harvesting, Furniture and some richer specifications (only 0.5%) like steel railing, etc.

(iv) It was further informed by the Chief Engineer, PWD that the estimates are prepared by different divisions of PWD and after careful scrutiny of all the eight estimates it was ascertained that each divisions of PWD has adopted different basis for arriving at the unit cost of construction of building work. Some divisions have included cost index and ESI& EPF in the total cost (9%+4.25%) whereas others have included contingencies, quality assurance and labour cess (3%).

(v) It was further stated by the Chief Engineer, PWD that if only the cost of construction is taken in to consideration without any statutory provisions/additions in cost, the unit cost are comparable i.e in the range of ₹35500-38,800 per sqm. If all the provisions are added, then the total Unit cost is in the range of ₹38,930/- to ₹42,230/-. The difference in cost is mainly due to the difference in plot sizes, laying of services and development cost. A statement prepared by PWD was placed before the Committee by the Chief Engineer for consideration;

S.N	Location of the School	Estimated cost (₹.. crore)	Covered area (in.sqm)	Unit cost (Building cost+ Development +E&M Services + Taxes) (₹/sqm)	Furniture including all taxes (₹/sqm)	Total cost (₹/sqm)
i.	Sector 27, Rohini	30.40	7597	36616.00	3400.00	40016.00
ii.	Village Ladpur	36.94	8918	38022.00	3400.00	41422.00
iii.	Sector-5, Rohini	46.83	11089	38831.00	3400.00	42231.00
iv.	Sector-18, Rohini	45.37	11127	37375.00	3400.00	40775.00
v.	Village Daryapur Kalan	43.70	10823	36977.00	3400.00	40377.00
vi.	LibasPur	43.23	10510	37732.00	3400.00	41132.00
vii.	Rana Pratap Bagh	18.74	4491	38328.00	3400.00	41728.00
viii.	Meera Bagh	25.34	6508.49	35534.00	3400.00	38934.00

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(vi) It was pointed out by the Secretary (Education) that components of ESI & EPF, GST, additional provisions of STP, Rainwater Harvesting, Furniture were included in the estimate for additional classrooms (Priority-II) sanctioned last year and the unit cost are in the range of ₹30,000/- per sqm. It was clarified by the Project Manager, PWD that the earlier sanctioned proposal is for SPS structures and the instant estimates are for permanent structures. It was informed by CPM that being a permanent structure the cost of foundation and super structure are high and therefore there is usually a difference in approx. ₹10,000/-per sqm between a Permanent structure and a SPS structure.

04. After due deliberations, keeping in view of the recommendation of Administrative Department on the requirement and its satisfaction regarding technical, administrative, operative, maintenance and financial aspects etc, the Expenditure Finance Committee approved the proposal submitted by Directorate of Education for Construction of School Building at the following locations;

S.N	Location of the School	Estimated cost (₹.. crore)
i.	Sector 27, Rohini	30.40
ii.	Village Ladpur	36.94
iii.	Sector-5, Rohini	46.83
iv.	Sector-18, Rohini	45.37
v.	Village Daryapur Kalan	43.70
vi.	LibasPur	43.23
vii.	Rana Pratap Bagh	18.74
viii.	Meera Bagh	25.34

This is subject to the following;

- Project shall be completed as per approved scope of work at the sanctioned cost. No cost escalation will be considered in future.
- The tender shall be invited as per the approved cost considered on the recommendation of the department.
- Compliance of pre-sanction / post-sanction guidelines / requirement circulated as Annexure to Government order no. PA/DSF/Misc/2012-13/Exp-4/538-45 dated 17.05.2012 during planning and execution period.

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II. Tourism Department

A. Construction of Researcher Block and Residential staff quarters for Delhi Institute of Hotel Management & Catering Technology at Lajpat Nagar

(i) Secretary (Tourism) has stated that Delhi Institute of Hotel Management & Catering Technology is a Grantee Institution of Tourism Department. The current proposal is for construction of Girls and Boys Hostel for 162 students (42 girls & 120 boys) and a Residential Block for Principal and Staff of the Institute. The work was assigned to PWD as Deposit Work of the Institute.

(ii) It was further informed that GNCTD has released ₹3.00 crore during 2013-14 as Grant-in- and Government of India has released an onetime grant of ₹2.00 crore for 'Construction of Girls Hostel' in December 2014. The Institute has deposited the said ₹5.00 crore with PWD in July 2017 as Advance for the work. During the current financial year a provision of ₹5.00 crore has been made as 'Grant-in-Aid for Creation of Capital Assets'.

(iii) Project Manager, PWD has informed that the estimated cost of ₹17.09 crore is based on DPAR 2012 + 18% cost index minus 9%, 1% each for contingencies, quality assurance and labour cess, 4.25% for EPF & ESI and provision for furniture. All clearances from Local Bodies have been obtained. Brief detail of the proposal submitted by the Department is as under;

S. N	Components	Covered area (in...sqm)	Unit cost (₹/sqm)	Cost (₹.. crore)
i.	Hostel/Researcher Block	3284	40940.00	13.45
ii.	Residential Building	1069	29971.00	3.20
iii.	Misc. Schemes/components	-	-	0.44
Total		-	-	17.09
Period of completion			1 month	
Planning			15 months	
Construction				
Financial Phasing				
2019-20			₹10.25 crore	
2020-21			₹6.84 crore	

(iv) Addl. Chief Secretary (Finance) enquired about the reasons for variation in the unit cost of construction of Hostel Block and Residential Block. It was informed by the Chief Engineer, PWD that the Hostel Block is a four storied structure and the Residential Block is a double storied one and therefore, deeper foundation is considered for Hostel Block. Further, cost of allied services, sanitary installations, provision of Lifts, Kitchen Equipments, Furniture, STP, Landscaping, common facilities are incorporated in the estimate for Hostel Block. Therefore, unit cost of construction of hostel block is more than the residential block.


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05. After due deliberations, keeping in view of the recommendation of Administrative Department on the requirement and its satisfaction regarding technical, administrative, operative, maintenance and financial aspects etc, the Expenditure Finance Committee approved the proposal submitted by Tourism Department for construction of Researcher Block and Residential staff quarters for Delhi Institute of Hotel Management & Catering Technology at Lajpat Nagar at an estimated cost of **₹17.09 crore** subject to the following;

- i. Project shall be completed as per approved scope of work at the sanctioned cost. No cost escalation will be considered in future.
- ii. The tender shall be invited as per the approved cost considered on the recommendation of the department.
- iii. Compliance of pre-sanction / post-sanction guidelines / requirement circulated as Annexure to Government order no. PA/DSF/Misc/2012-13/Exp-4/538-45 dated 17.05.2012 during planning and execution period.

III. Department of Law, Justice and Legislative Affairs

A. Construction of 144 number of Temporary Courtroom in the existing Court Complexes

(i) Pr. Secretary (Law) has informed that the department is in the process of appointing 158 Judicial Officers and already 144 number of Officers were appointed. Therefore, to accommodate newly recruited Judicial officers there is a urgent requirement of construction of additional Courtrooms. The Hon'ble Supreme Court of India in Suo Moto Writ Petition No. 2/2018 has set stricter timelines and therefore to comply with the orders of Hon'ble Supreme Court, it was decided to construct 144 Porta Cabin/Temporary Courtrooms in the exiting Court Complexes through PWD till permanent Complexes are constructed on the land allotted for the purposes. In the instant proposal following Court Complexes are considered;

Court Complex	No. of Temporary Court Rooms	Estimated cost (₹.. crore)
Saket	46 (G+3)	69.95
Karkardooma	44 (G+4)	41.52
Tis Hazari	54 (Silt+G+3)	66.90
Total	144	178.37

(ii) It was further informed that the work was assigned to PWD. The Consultant appointed by PWD made presentation to the Special Committee of Hon'ble High Court of Delhi and the Architectural plans were approved by the Special Committee of Hon'ble High Court of Delhi.


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(iii) Chief Engineer, PWD has informed that PWD prepared a preliminary estimate for ₹178.37 crore based on DPAR 2012 + 15% cost index minus 9% for scheduled items and and DSR 2016 +12.75% cost index minus 9.5%market rates for non-scheduled items with 1% each for contingencies, quality assurance, 4.25% for ESI & EPF and provision for furniture for construction of 144 number of Temporary Courtrooms in the existing Court Complexes;

S. N	Components	Saket (₹.. crore)	Tis Hazari (₹.. crore)	Karkardooma (₹.. crore)	Total (₹.. crore)
i.	Main Building	45.19	44.68	26.68	116.55
ii.	Development works	0.49	0.48	0.40	1.37
iii.	E&M Bulk Services,	13.04	10.53	5.84	29.41
iv.	Furniture	7.10	7.28	6.21	20.59
v.	Statutory provisions	4.13	3.93	2.39	10.45
Total		69.95	66.90	41.52	178.37
Covered Area (in sqm)			37179		
Unit Cost (₹.. Sqm)			47975.00		
Period of completion					
Planning			3 months		
Construction			9 months		
Financial Phasing					
2019-20			₹80.00 crore		
2020-21			₹98.37 crore		

(iv) It was observed by the Addl. Chief Secretary (Finance) that PWD has already invited tenders before obtaining A/A & E/S and sought an explanation for the same. It was informed by Engineer-in-Chief, PWD that due to exigency of work, to meet the deadline fixed by Hon'ble Supreme Court of India and as per decision taken in the meeting of Hon'ble Chief Justice of Delhi High Court on 19.6.2019 and in the meeting of the Chief Secretary, Delhi on 10.7.2019, PWD has invited tenders in anticipation of A/A & E/S. CPWD Manual also provides for calling tenders in anticipation of A/A & E/S in certain emergent situations.

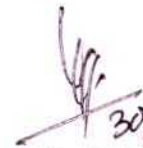
(v) It was further enquired by the Addl. Chief Secretary (Finance) that whether the Pre-fabricated structure/Temporary structure for School building and Court Rooms have similar specifications and what is the expected life span. It was informed by the PWD that Court Rooms have Richer Specifications due to public interface, common areas, provisions for Air Conditioners, CCTV and other essential features of an Office Complex whereas Schools have very minimum specifications being a closed space with minimum interventions. It was further informed that the life of fabricated structures is equivalent to Pucca structures and can last upto 50 years.

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06. After considering the recommendation of Administrative Department on the requirement and its satisfaction regarding technical, administrative, operative, maintenance and financial aspects etc, the Expenditure Finance Committee has made the following recommendation on the proposal of Department of Law, Justice and Legislative Affairs for construction of 144 number of Temporary Courtrooms in the existing Court Complexes at an estimated cost of ₹178.37 crore;

- a. The Proposal shall be placed before the Cabinet for approval and sanction along with the status of all Statutory Clearances.
- b. Project shall be completed as per approved scope of work within scheduled period at the sanctioned cost. No cost escalation will be considered in future.
- c. Compliance of pre-sanction / post-sanction guidelines / requirement circulated as Annexure to Government order no. PA/DSF/Misc/2012-13/Exp-4/538-45 dated 17.05.2012 during planning and execution period

07. Thereafter, meeting ended with vote of thanks to the Chair.

 30/7/2019

(L.D. Joshi)

Joint Secretary (Finance)

1. Secretary to the Minister (Law) for appraisal of Hon' ble Minister, Delhi.
2. Pr. Secretary, Public Works Department, Delhi Secretariat, New Delhi
3. Pr. Secretary, Department of Law, Justice and Legislative Affairs, Delhi Secretariat, New Delhi
4. Secretary, Directorate of Education, Old Secretariat, Delhi.
5. Secretary, Tourism Department, Vikas Bhawwan-II, New Delhi
6. Engineer-in-Chief, PWD, MSO building, ITO, New Delhi.
7. Director, Planning Department, Delhi Secretariat, New Delhi
8. System Analyst, Finance Department...for uploading in the website.
9. Concerned file/Guard file.

 30/7/2019

(L.D. Joshi)

Joint Secretary (Finance)