Item No.: 05/179th EAC Sanction No.: 27/2025-26



Name of Work: Development of land for facilities centre -53 Pitampura.

Amount of PE: Rs. 11,22,69,380/-

Amount of A/A & E/S: Rs. 10,26,48,125/-

(Budget Code: -24016806) (A/A & E/S)

The 179th Estimate Approval Committee (NA-I & II), DDA is pleased to accord the A/A & E/S for the above said work for the amount of Rs. 10,26,48,125/- (Rupees Ten Crore Twenty Six Lakh Forty Eight Thousand One Hundred and Twenty Five Only) including 3% contingencies charges, TPQA charges consultancy charges, and 11.25% Departmental Charges

The Chief Engineer (North Zone), DDA presented the agenda for above mentioned work in the 179th Estimate Approval Committee (NA-I & II) meeting held under chairmanship of VC, DDA on 07.11.2025 at 11:30 AM. The minutes of the meeting were circulated vide no. EM1(37)87/Vol.179/220 dated: 12/11/2025.

The Finance Member, DDA has accorded the Financial Concurrence to the Preliminary Estimate for the above-mentioned work for an amount of Rs. 11,22,69,380/- (Rupees Eleven Crore Twenty Two Lakh Sixty Nine Thousand Three Hundred and Eighty Only) including 3% Contingencies i.e. Rs. 28,96,321/- (Rupees Twenty Eight Lakh Ninety Six Thousands Three Hundred and Twenty One Only), 1% TPQA charges on civil works i.e. Rs. 9,20,973/- (Rupees Nine Lakh Twenty Thousand Nine Hundred and Seventy Three Only) 1.25% consultancy charges on civil works i.e. Rs. 10,46,864/- (Rupees Ten Lakh Forty Six Thousand Eight Hundred Sixty Four and Only), and 11.25% Departmental Charges i.e. Rs 1,08,61,202 (Rupees One Crore Eight Lakh Sixty One Thousand and Two Hundred and Two Only) & conveyed by A.O. (Works-II)/DDA vide U.O.No. F2(5/AO(W)/PE/DDA/2025-26/51 dated 18.08.2025, sanction no.05/2025-26, subjected to compliance of specific conditions at Sl. No. 1 to 15 of the Financial Concurrence, while the EAC (NA-I & II) has approved the A/A & E/S of Rs. Rs. 10,26,48,125/-as per table given below

	(100 m 8 h	As per Financial concurrence				Amount administratively approved by EAC			
S. No.	Name of Work	Works Outlay i/c 3% Contingenc ies charges (In Rs.)	TPQA & Consultan cy Charges (In Rs.)	Departmen tal Charges (In Rs.)	Amount of PE (In Rs.) D=(A+B+C)	Works Outlay i/c Contingen cies charges (In Rs.)	TPQA & Consultanc y Charges (In Rs.)	Departm ental Charges (In Rs.)	Amount of PE (In Rs.) D=(A+B+C)
	Name of work: Developm ent of land for facilities centre -53 Pitampura	9,94,40,341	(B) 19,67,837	1,08,61,202	11,22,69,380	9,08,41,736	18,84,355	99,22,034	10,26,48,125

The expenditure shall be charged under the head of A/c of NA-II with Major Head 2421 and Minor Head 12 with sufficient budget provisions under the Budget Code- 24016806 before carrying out the work.

This accord of A/A & E/S is subject to compliance of the conditions laid down in Financial Concurrence with Sanction No. 05/2025-26, 179th EAC Minutes of Meeting as well as all other codal formalities and departmental instructions/circulars issued time to time.

Encl:

- 1. Copy of F.C. as above.
- 2. 179th EAC (NA-I & II) MoM dated: 12/11/2025.

अधिशासी अभियंता ई.ओ. II to अभियंता सदस्य दिल्ली विकास प्राधिकरण

No. EM6(10)/2025-26/Estt./Pt./ 226

Date: 12 /11/2025

Copy to:-

- OSD to VC/DDA for kind information of the latter.
- Pr. Commissioner (LD, LM, PM-UDAY & Land Pooling)/DDA
- Chief Engineer (HQ & QAC)/DDA.
- 4. Chief Engineer (North)/DDA.
- 5. Chief Architect/DDA.
- 6. Addl. Chief Architect to Vice Chairman/DDA.
- 7. CAO/DDA.
- 8. Director (Works)/DDA.
- 9. Director (Finance)/DDA.
- 10. Director (System) to get it uploaded in English and Hindi Version on the DDA website.
- 11. Dy. CAO (CAU/North)/DDA.
- 12. A.O. (Budget)/DDA.
- 13. EE (Co-ordn.)/DDA.
- 14. PS to EM/DDA.
- 15. PS to FM/DDA.
- 16. Hindi Officer to send the Hindi version to Director (System) under intimation to this office.
- 17. Guard File.

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अधिशासी अभियंता ई-ओ. II to अभियंता सदस्य दिल्ली विकास प्राधिकरण



DELHI DEVELOPMENT AUTHORITY WORKS AUDIT CELL-II

EO-II Unit Dy. No. ... 1285 Dated ... 19/8/25

E.M's Office / EDA

Name of work:- Development of land for facilities centre-53 pitampura.

Finance Member, DDA has been pleased to accord financial concurrence to the preliminary estimate, amounting to Rs. 11,22,69,380/- (Eleven Crore Twenty-Two lac Sixty-Nine thousand Three Hundred and Eighty Only) including 3% contingencies, Consultancy Charges @1.25%, 11.25% Departmental charges.

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

- 1. 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.
- 2. All mandatory approvals and drawings are to be sought by the TS authority wherever required.
- 3. 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.
- 4. 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.
- 5. Utmost economy in the expenditure shall however be ensured by the Engineering Wing during the execution of work.
- 6. Hort./ Engineering Wing to ensure feasibility w.r.t. dimensions existing services, etc.
- 7. PE will require formal approval of EAC before execution of work.
- 8. The correctness of estimates may be thoroughly examined by TS authority before making any payment to the executing agency.
- 9. The sanctioning authority of deviation/SI/EI will invariably ensure that there is no undue benefit accrues to the executing agency.
- 10. 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.
- 11. 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.
- 12. Engg. Wing shall ensure that the land under encroachment is vacated before actual execution of work, if any.
- 13. It shall be ensured by TS Authority & Dy. CAO/NZ that the expenditure on the work charge establishment and petty items does not exceed the amount of 3% contingencies.
- 14. It shall be ensured by CE/NZ that Extra/ Substitute items shall be paid only for the works not considered in the scope of work as per agreement.
- 15. 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
24016806 2421 12 N.A-II NZ

Chief Engineer (HQ), DDA

30

A.O. (Works-II)/DDA

as mrotion SSA

Copy to :--

- 1. PS to FM/DDA
- 2. P.S. to EM/DDA
- 3. C.E.(North Zone)/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:- Development of land for facilities centre-53 pitampura.

S. No.	Description		Amount in Rs.
3. 110.		(A)	9,20,97,300/-
1	Civil Works	(B)	23,71,200/-
2	Horticulture Works	(C)	20,75,520/-
3	Electrical Works Total	(D)	9,65,44,020/-
4	Contingencies Charges@3% on (D)	(E)	28,96,321/-
4	Total (D+E)	(F)	9,94,40,341/-
5	Departmental Charges@ 11.25% on (D)	(G)	1,08,61,202/-
6	TPQA @1% on Civil Work	(H)	9,20,973/-
7	Consultancy Work @1.25% on Civil Work Excluding Boundary Wall Cost (pg. no.56/c)	(1)	10,46,864/-
	Grand Total (F+G+H+I) (Rounded off)	(J)	11,22,69,380/-

(Eleven Crore Twenty-Two lac Sixty-Nine thousand Three Hundred and Eighty Only)

A.O. (Works-II)/DDA



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

No. EM1(37)87/Vol.179/920

Date: 12.11.2025

Sub: MINUTES OF 179th EAC (NA-I & II) MEETING.

The 179th Estimate Approval Committee (EAC/NA-I & NA-II) meeting was held on 07.11.2025 at 11.30 a.m. in VC's Conference Hall, DDA, Vikas Sadan, INA, New Delhi. The Vice Chairman, DDA presided over the meeting. The list of officers who attended the meeting is annexed at Annexure- 'A'.

The items discussed and decisions taken in the meeting are as under:

1. Item No.1/179

Name of Work: Restoration & rejuvenation of Yamuna River Flood Plains.

Sub Head: Nizamuddin Bridge to DND Flyway (Western Bank)-163 Ha. (Kalindi Aviral Extension).

Amount of PE: Rs. 62,71,46,496/-

The agenda for seeking approval for sanctioning of preliminary estimate of above cited work was presented by Chief Engineer (Horticulture Zone)/DDA. The Revised Financial Concurrence for the Preliminary Estimate (PE) has been accorded by Finance Member, DDA amounting to Rs. 62,71,46,496/-(Rupees Sixty-Two Crore Seventy-One Lakh Forty-Six Thousand Four Hundred and Ninety-Six only) including 3% contingencies and 11.25% Departmental Charges & conveyed by A.O. (Works-II)/DDA vide U.O.No. F2(16)/AO(W)/PE/DDA/2025-26/95 dated 30.10.2025, sanction no. 16/2025-26.

CE (Horticulture) explained the scope of work taken in the estimate. On being enquired if the permission from Hon'ble NGT has been taken prior to carrying out the work in O-zone area, to which Director(Landscape) informed that a formal intimation letter was sent to NGT and no such permission is required. Further, the Committee asked the reason for using wooden work in multi play station as the area is flood prone. Director (Landscape) stated that the area is at higher level with low probability of flooding, further nearby Bansera park has bamboo theme and same has been taken to match the theme.

VC/DDA asked if laser view as written in AV/LV is taken in this estimate, to which CE(Hort.) stated that no Laser View is taken only Audio/Visual component are taken in the said estimate.

The Committee emphasized that all the NGT's directions and guidelines must be followed in the implementation of this project. In addition, as the site area is vulnerable to flood, it must be ensured that all structures considered in this estimate must be designed to be flood resistant. On a query regarding possibility of getting Electrical connection from the power supply company in the O-zone, the CE(Hort.) replied in the affirmative.

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

No.	S.	Name of Work	Works Outlay i/c 3 % Contingencies (In Rs.)	Departmental Charges@11.25% (In Rs.)	Amount of PE (In Rs.)	
•		11	(A)	(B)	(C=A+B)	
	1	Name of Work: Restoration & rejuvenation of Yamuna River Flood Plains.	56,37,27,187	6,34,19,309	62,71,46,496	

Sub Head:	Therete a chillenge and the territory
Nizamuddin Bridge	
to DND Flyway	
(Western Bank)-163	
Ha. (Kalindi Aviral	
Extension).	

2. Item No.2/179

Name of Work:

C/o S.W Drain at Sector-8, Dwarka to cater discharge of Airport under

Nazul A/c-II.

Amount of RPE:

Rs. 154,74,33,571/-

The agenda for seeking approval for sanctioning of revised preliminary estimate of above cited work was presented by Chief Engineer (Dwarka)/DDA. The Financial Concurrence for the Revised Preliminary Estimate (RPE) has been accorded by Finance Member, DDA amounting to Rs. 154,74,33,571/- (Rupees One Hundred Fifty-Four Crore Seventy-Four Lakh Thirty-Three Thousand Five Hundred Seventy-One Only) including 3% contingencies charges (As per Original PE), Consultancy Charges and 11.25% Departmental Charges & conveyed (Works-II)/DDA by A.O. vide U.O. No. F2(14)/AO(W)/PE/DDA/2025-26/83 dated 15.10.2025, sanction no.15/2025-26.

CE (Dwarka) explained the scope of work taken in this estimate. VC/DDA asked the reason for deviation occurred in this project. CE (Dwarka) explained that deviation is due to change of rates from DSR 2016 taken in the PE and DSR 2018 while awarding the work in 2018, change in cross sections for the requirement of critical loading pattern, increase in the GST component, escalation in Labour rates etc.

VC/DDA expressed displeasure that as most of the works are already executed at site before taking approval of Revised preliminary estimate from EAC. It was emphasized that these practices must be avoided. It is also decided to issue directions regarding not taking up the execution of work before obtaining approval from the competent authority, irrespective of the urgency.

VC/DDA expressed displeasure for not taking the component of TPQA & consultancy for proof checking in the preliminary estimate and directed EM/DDA to look into the matter and to fixed responsibility for preparing under estimate.

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

S. No.	Name of Work	Works Outlay i/c @ 3 % Contingencies (As per Original PE) (In Rs.)	TPQA & Consultancy Charges	Departmental Charges @ 11.25 % (In Rs.)	Amount of RPE (In Rs.)
		(A)	(B)	(C)	(D=A+B+C)
1	Name of Work: C/o S.W Drain at Sector-8, Dwarka to cater discharge of Airport under Nazul A/c-II.	140,39,02,623	56,77,332	13,78,53,616	154,74,33,571

3. Item No.3/179

Name of Work:

Construction of Footpath on 28.00m & 20.00 m R/w Roads in Sector -23, 24

& 25, Rohini.

Amount of PE:

Rs. 48,86,24,682/-

The agenda for seeking approval for sanctioning of preliminary estimate of above cited work was presented by Chief Engineer (Rohini Zone)/DDA. The Financial Concurrence for the Preliminary Estimate (PE) has been accorded by Finance Member, DDA amounting to Rs. 48,86,24,682/- (Rupees Forty-Eight Crore Eighty-Six Lakh Twenty-Four Thousand Six Hundred Eighty-Two Only) including 3% contingencies charges, TPQA charges and 11.25% Departmental Charges and conveyed by A.O. (Works-II)/DDA vide U.O.No. F2(13)/AO(W)/PE/DDA/2025-26/81 dated 07.10.2025, sanction no.14/2025-26.

CE (Rohini) explained the scope of work taken in this estimate. VC/DDA expressed that the pick and choose method for selecting areas should not be adopted for putting up the agenda before the EAC.

CE (Rohini) stated that the development of roads is done in phases, all works for phase-I have been completed and this estimate includes only remaining work for Phase-II. VC/DDA directed CE(Rohini) to certify that all pending works for Phase-II are taken up and no further development works of mentioned sectors for Phase-II will be entertained before EAC later on.

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

S. No.	Name of Work	Works Outlay i/c @ 3 % Contingencies (In Rs.) (A)	Consultancy Charges	Departmental Charges @ 11.25 % (In Rs.) (C)	Amount of PE (In Rs.) (D=A+B+C)
1	Name of Work: Construction of Footpath on 28.00m & 20.00 m R/w Roads in Sector - 23, 24 & 25, Rohini.	43,54,13,365	42,27,314	4,89,84,003	48,86,24,682

4. Item No.4/179

Name of Work: Consultancy for planning of outfall drain plan for vicinity of Sector -40,

including industrial area (Rani Khera) Rohini.

Amount of PE: Rs. 24,15,000/-

The agenda for seeking approval for sanctioning of preliminary estimate of above cited work was presented by Chief Engineer (Rohini Zone)/DDA. The Financial Concurrence for the Preliminary Estimate (PE) has been accorded by Finance Member, DDA amounting to Rs. 24,15,000/- (Rupees Twenty-Four Lakh Fifteen Thousand Only) and conveyed by A.O. (Works-II)/DDA vide U.O.No. F2(08)/AO(W)/PE/DDA/202526/64 dated 28.08.2025, sanction no.08/2025-26.

CE (Rohini) explained the scope of work taken in the estimate for consultancy. VC/DDA expressed displeasure that after receiving quotations and finalizing the agency to award for consultancy, these proposals for A/A &E/S are presented before EAC for approval. VC/DDA directed to review and amend the SOP for taking up consultancy works in DDA. Further directed that henceforth, all the proposal for engaging consultancy shall be placed before EAC for seeking prior approval.

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

S. No.	Name of Work	Works Outlay i/c 5 % contingencies (In Rs.) (A)	TPQA @ 1%, Infrastructure Charges (In Rs.)	Departmental Charges @ 11.25 % (In Rs.)	Amount of PE (In Rs.)
	Name of Work: Consultancy for planning of outfall drain plan for vicinity of Sector - 40, including industrial area (Rani Khera) Rohini.	24,15,000	-	-	24,15,000

5. Item No.5/179

Name of Work: Development of land for facilities centre -53 Pitampura.

Amount of PE: Rs. 11,22,69,380/-

The agenda for seeking approval for sanctioning of preliminary estimate of above cited work was presented by Chief Engineer (North Zone)/DDA. The Financial Concurrence for the Preliminary Estimate (PE) has been accorded by Finance Member, DDA amounting to Rs. 11,22,69,380/- (Rupees Eleven Crore Twenty-Two Lakh Sixty-Nine Thousand Three Hundred Eighty Only) including 3% contingencies charges, TPQA charges, and 11.25% Departmental Charges & conveyed by A.O. (Works-II)/DDA vide U.O.No. F2(5/AO(W)/PE/DDA/2025-26/51 dated 18.08.2025, sanction no.05/2025-26.

CE (North) explained the scope of work taken in the estimate. Further, stated that Scope for the construction of road in the mentioned proposal will make two pockets of plots accessible, which are not accessible till now and subsequently increase the value of these plots, which may be put to auction in future. These plots are already inventorized in the Bhoomi Portal. In addition, it will also de-congest the traffic from nearby Ring Road.

The committee expressed that Boundary wall should not be included in this estimate as the plots will be put up for auction in future. CE (North) assured that the work of boundary wall will be removed before putting up the estimate for tendering.

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

C	1	As per Fina		rence		Amount administratively approved by EAC			
S. N o.	Name of Work	Works Outlay i/c 3% Contingen cies charges (In Rs.)	TPQA & Consulta ncy Charges (In Rs.)	Departme ntal Charges (In Rs.)	Amount of PE (In Rs.)	Works Outlay i/c Contingen cies charges (In Rs.)	TPQA & Consult ancy Charges (In Rs.)	Departm ental Charges (In Rs.)	Amount of PE (In Rs.)
91		(A)	(B)	(C)	D=(A+B+ C)	(A)	(B)	(C)	D=(A+B+
	Name of work: Develop ment of land for facilities centre -53 Pitampura	9,94,40,341	19,67,837	1,08,61,202	11,22,69,380	9,08,41,736	18,84,355	99,22,034	10,26,48,125

Item No.6/179

Name of work:- C/o boundary wall around Gram Sabha land, phase –I under North Zone/DDA. Amount of PE:- Rs. 9,56,13,559/-

The agenda for seeking approval for sanctioning of preliminary estimate of above cited work was presented by Chief Engineer (North Zone)/DDA. The Financial Concurrence for the Preliminary Estimate (PE) has been accorded by Finance Member, DDA amounting to Rs. 9,56,13,559/- (Rupees Nine Crore Fifty-Six Lakh Thirteen Thousand Five Hundred Fifty-Nine Only) conveyed by A.O. (Works-II)/DDA vide U.O.No. F2(09)/AO(W)/PE/DDA/2025-26/67 dated 08.09.2025, sanction no.11/202526.

CE (North) explained the scope of work taken in the estimate. VC/DDA expressed that as Layout Plan (LOP) for the gram Sabha land is still pending from Planning wing, hence, boundary wall works in the Gram Sabha land should only be taken up after getting LOP for the said land.

In addition, all the similar works for which A/A & E/S has been approved in other zones, which were approved during earlier EAC should keep in abeyance the process of awarding of work till the LOP is finally issued by planning department. Further all pending estimates of remaining zones should be taken up as per the approved LOP.

After due discussions and deliberations, the Committee deferred the agenda till the issuance of LOP of the said area.

The meeting ended with a vote of thanks to the chair.

This is issued with the approval of the Vice-Chairman/DDA

(E-file Computer No.102093).

Encl: As above.

अधिशासी अभियंता ई-ओ- II to अभियंता सदस्य दिल्ली विकास प्राधिकरण

Copy to Member of Estimate Approval Committee.

- 1. Vice Chairman/DDA.
- 2. Engineer Member/DDA.
- 3. Finance Member/DDA.
- 4. Dy. Secy. (Finance), Budget, Delhi Administration, GNCTD, 4th Level, A Wing, Delhi Secretariat, I.P. Estate Bhawan, New Delhi-110002.
- 5. Chief Engineer, (East Zone (M), PWD, GNCTD) MSO Building, I. P. Estate, ITO, New Delhi-110002

Copy for information to:

- 1. OSD to VC/DDA for kind information of the latter.
- 2. Pr. Commissioner (Personal, Sports, Housing, PMAY, CWG & Coordination)/DDA.
- 3. Pr. Commissioner (LD, LM, PM-Uday & Land Pooling)/DDA
- 4. Chief Engineer (South, Narela, East, Dwarka, Rohini, North, Sports, Hort.)
- 5. Addl. Chief Architect, VC Secretariat/DDA.
- 6. Chief Engineer (HO & OAC)/DDA.
- 7. Chief Architect/DDA.
- 8. CAO/DDA.

- 9. Director (Works)/DDA.
- 10. Director (Finance)/DDA.
- 11. EE (Co-ordn.)/DDA.
- 12. Director (System)/DDA.
- 13. Guard file.

अधिशासी अभियंता ई.ओ. ॥ to अभियंता सदस्य दिल्ली विकास प्राधिकरण

ATTENDANCE SHEET

Sub: 179th Estimate Approval Committee (EAC/NA-I & NA-II) Meeting.

S. No.	Name	Designation	Mobile No./ E-mail ID	Signature
1.	Sh. N.Saravana Kumar	Vice Chairman	In Chair	Signature
2.	Sh. Sanjay Kumar Khare	EM/DDA	shan	
3.	Sh. Chetan P S Rao Onte	0.120		1
4.	Arun Icumay	1(01)	001151050	moss
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8.	Annit Kymar	EETRMD-L	9718105093	Pe
9.	SANJAY ALARIA	AE / RM1-2	8852880333	Sarjay
10.	Chandan Kunov	AE NMO-1	9005652343	CR.
	Hemont Kuman malan	AF/None	9460802217	Ry
11.	Raghvendra Arayapati	AG/HCD-9	9452325277	lanendry
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