DY. DIRECTOR (SYSTEMS)-VII
DIARY No. 211
DATE 02.04.2026

Item No.04/47th EAC (GDA)
Sanction No.42/2025-26

निदेशक (प्रणाली) दि.वि.प्रा.
डायरी न. 172
दिनाँक 30/3/26

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

Name of Work: C/o 325 Two BHK, 170 Three BHK & 194 EWS houses (design & built Model) earmarked in Pkt.7 at Sector-A1 to A4 Narela.

(Budget Code: 44156298)
(Modified A/A & E/S)

The 47th EAC (GDA) committee has approved the modified A/A & E/S for the above-mentioned work for an amount of Rs. 449,49,56,113/- (Rupees Four Hundred Forty Nine Crore Forty Nine Lakh Fifty-six Thousand One Hundred and Thirteen Only) including 3% contingencies charges, TPQA, Infrastructure Charges, 0.25% Departmental Charges and GST Impact.

The Chief Engineer (Narela), DDA presented the agenda for above mentioned work in the 47th Estimate Approval Committee (GDA) meeting held under chairmanship of VC, DDA on 25.03.2026 at 09:45 AM. The minutes of the meeting were circulated vide no. EM3(08)DDA/BGDA/Vol-47/66 dated: 25.03.2026.

The Financial Concurrence to the Modified Revised Preliminary Estimate (M-RPE) for the work has been accorded by Finance Member, DDA vide Sanction No. FC-23/2025-26 for an amount of Rs. 449,49,56,113/- (Rupees Four Hundred Forty Nine Crore Forty Nine Lakh Fifty-Six Thousand One Hundred And Thirteen Only) including 3% contingencies i.e. Rs. 8,53,30,542/- (Rupees Eight Crore Fifty Three Lakh Thirty Thousand Five Hundred Forty Two Only), Total infrastructure Charges i.e. Rs. 17,24,94,968/- (Rupees Seventeen Crore Twenty Four Lakh Ninety Four Thousand Nine Hundred Sixty Eight Only), TPQA i.e. Rs. 1,19,14,358/- (Rupees One Crore Nineteen Lakh Fourteen Thousand Three Hundred Fifty-Eight Only), GST impact i.e. Rs. 28,98,25,962/- (Rupees Twenty-Eight Crore Ninety-Eight Lakh Twenty-Five Thousand Nine Hundred Sixty-Two Only) and 0.25% departmental charges i.e. Rs. 1,00,37,194/- (Rupees One Crore Thirty Seven Thousand One Hundred Ninety Four Only)conveyed by Dy. CAO(HAC)/DDA vide e-File No. 103386/2025-26/HAC Dated: 23.03.2026 and subject to compliance of conditions at Sl. No. 1 to 22 of the Financial Concurrence.

The expenditure shall be charged under the head of A/c of "GD-A" with Major Head 4422 and Minor head 10-A with sufficient budget provisions under the Budget Code-44156298 before carrying out the work.

This accord of Modified A/A & E/S is subject to compliance of the conditions at Sl. No. 1 to 22 laid down in Financial Concurrence to the M-RPE with Sanction No. FC-23/2025-26 & subject to the observations mentioned under 47th EAC (GDA) 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 (GDA) MoM dated: 25/03/2026.

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

No. EM6(38)2025-26/Est./Pt./ 70 Date: 25/03/2026

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 (Narela), 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. EE (Co-ordn.), DDA.
15. Dy. CAO/C.A.U (Narela), DDA.
16. Dy.CAO(HAC), DDA
17. Director (System) to get it uploaded in English and Hindi Version on the DDA website.
18. Hindi Officer to send the Hindi version to Director (System) under intimation to this office.
19. Guard File.

Joshi
1.4.26
AD(S) Sh Vishwas
Bansal
7/4/26
AD(S)
8/4/26
Sh. Manish, SSA

25.03.26
अधिशासी अभियंता
ई.ओ. II to अभियंता सदस्य
दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY

(HOUSING ACCOUNTS CENTRAL)

Sanction Number	FC-23/2025-26
Budget Code No.	44156298
Major Head-	4422
Minor Head-	10-A
A/c Head-	GD-A
Zone-	Narela

Name of work: - C/o 325 Two BHK, 170 Three BHK & 194 EWS Houses (Design & Build model) earmarked in pocket-7, at Sector- A-1 to A4 Narela.

Finance Member, DDA has been pleased to accord financial concurrence to the modified Revised Preliminary Estimate (M-RPE) amounting to Rs. 449,49,56,113/- (Rs. Four Hundred Forty-Nine Crore, Forty-Nine Lakh, Fifty-Six Thousand, One Hundred and Thirteen only) i/c 3% contingencies and 0.25% departmental charges. The above financial concurrence is subject to the following conditions:

1) The Correctness of nomenclature of the items, rates, unit and quantities shall lie with the TS Authority.
2) Expenditure will only be incurred after ensuring the budget provision in the relevant year of the execution of work.
3) Economy in the expenditure shall however be ensured by the CE (Narela).
4) It shall be ensured by TS Authority & Dy. CAO/CAU (Narela) that the expenditure on the work charge establishment and petty Items does not exceed amount of 3% contingencies.
5) In any case the expenditure should not exceed the amount of M-RPE
6) It shall be ensured by CE concerned that plinth area shall be calculated and paid strictly as per the agreement.
7) The amount considered in M-RPE towards Extra Item/substitute items may not construed as in principle approval. Due diligence should be done by CE (Narela) and other Engineering staff before approval of any E.I/S.I. The CPWD manual provisions in this regard shall be strictly followed.
8) Technical sanction is to be accorded by CE (Narela) immediately prior to proposal being put up for WAB, if not done earlier.
9) As submitted by the Engineering. Wing, the approval in resp. of deviations, Extra items, Substitute items etc. may be obtained before proposal is considered in WAB.
10) Estimate has been checked on the basis of documents submitted with M-RPE. The correctness of the rates, analysed items, unit, quantities and amount shall lies with TS authority.
11) For all the technical sanction cases at CE level. CE shall be responsible for the correctness of the M-RPE for any reason.
12) Responsibility of the plinth area/built up area and FAR shall lies with CE/Chief Architect level.
13) Formal approval of EAC is mandatory.
14) It shall be ensured by CE concerned that plinth area for payment shall be calculated and paid strictly as per the agreement & instruction issued by SCM.

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15) It shall be ensured by CE concerned that Extra/Substitute Items shall be paid only for the works not considered in the scope of the work as per agreement.
16) It shall be ensured by the CE(Narela) that all the Extra/Substituted/Deduction items and deviation is got approved from the competent authority before the M-RPE is placed before the EAC for accord of A/A & E/S.
17) It may be ensured that before initiating the case for reimbursement of GST claims a detailed report from chartered accountant shall be required to be obtained to study tax effect on the total GST claim.
18) The approval is for case specific only and shall not be treated as a precedent in future modified RPE cases.
19) The amount involved in the observations of audit paras shall be clearly quantified, kept withheld and shall not be released till final decision of the audit issue by the competent authority.
20) An appropriate undertaking for full and final settlement may be obtained from the agency to ensure that no further claims, arbitration claims, or disputes arise on this account, except to the extent specifically advised otherwise by the Legal Branch. The format of the undertaking may be got vetted from the Legal Branch.
21) It shall be ensured that release of payment in this case does not prejudice DDA's rights in any pending arbitration/litigation and all recoveries/counter claims, if any, remain protected. Up-to-date expenditure and liability position duly vetted by Dy. CAO/CAU concerned shall be placed on record before release of payment.
22) Item-wise and head-wise variation over approved RPE/revised A/A & E/S, along with reasons and approval references, shall form part of the final record.

Encl: Abstract of cost.

23.3.26

DY. CAO/ HAC

DELHI DEVELOPMENT AUTHORITY

No. e-File No. 103386/2025-26/HAC.

Dated. 23rd March 2026.

Chief Engineer (HQ)
DDA Vikas Sadan,
New Delhi.

Copy to: -

1. Engineer Member, DDA
2. Principal Commissioner (Housing)
3. Chief Engineer (Narela)
4. F.A (Housing)
5. Director (Finance)
6. EE (Monitoring)/EO-II to EM
7. Ex. Engineer, NPD-5
8. Dy. CAO, CAU (Narela)

23.3.26

DY. CAO/ HAC

DELHI DEVELOPMENT AUTHORITY

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Detailed abstract of the amount of modified Revised Preliminary Estimate (M-RPE) for the work of C/o 325 Two BHK, 170 Three BHK & 194 EWS Houses (Design & Build model) earmarked in pocket-7, at Sector- A-1 to A4 Narela.

S. No	Sub-Head of estimate and items of work	As per Sanctioned Estimated Cost Original AA & ES (PE)	Sanctioned Revised Preliminary Estimate (RPE)	As per actual execution, the abstract cost of M-RPE
1	Building Cost	2,10,01,96,281	2,87,65,62,839	2,88,74,21,467
2	Development Cost	4,77,42,285	14,89,53,748	14,89,53,748
3	Horticulture	23,85,600		
4	Electrical Expenditure	49,40,08,844	-	-
	Total	**2,64,43,33,010**	**3,02,55,16,587**	**3,03,63,75,215**
5	Escalation under clause 10CA & 10CC	17,18,81,646	62,37,06,347	76,21,30,179
6	Extra/ Substitute Items (a) Civil Work	-	2,88,15,673	8,41,55,996
	(b) Electrical Work	-	4,35,88,200	3,05,60,380
7	Re-imbursement of Testing Charges (Civil & Electrical)	-	1,16,78,377	1,21,31,319
	Total	**2,81,62,14,656**	**3,73,33,05,184**	**3,92,53,53,089**
8	TPQA	2,81,36,740	99,13,345	1,19,14,358
	Total	**2,84,43,51,396**	**3,74,32,18,529**	**3,93,72,67,447**
	Contingencies @ 3%	8,53,30,542	8,53,30,542	8,53,30,542
	Total work Outlay	**2,92,96,81,938**	**3,82,85,49,071**	**4,02,25,97,989**
9	Infrastructure Charges (a) Civil	2,07,34,164	13,08,88,392	10,08,49,421
	(b) Electrical		7,16,45,547	7,16,45,547
	Total Infrastructure Charges	2,07,34,164	20,25,33,939	17,24,94,968
	Total	**2,95,04,16,102**	**4,03,10,83,010**	**4,19,50,92,957**
	Add 0.25% Departmental Charges	73,76,040	95,46,588	1,00,37,194
	Total	**2,95,77,92,142**	**4,04,06,29,598**	**4,20,51,30,151**
10	GST impact on work	-	27,84,35,710	28,98,25,962
	Total	**2,95,77,92,142**	**4,31,90,65,308**	**4,49,49,56,113**

23.3.26

DY. CAO/ HAC

DELHI DEVELOPMENT AUTHORITY

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

No. EM3(08) DDA/BGDA/Vol-47/ 66 **Date: 28/03/2026**

Sub: MINUTES OF 47th GDA (EAC) meeting held on 25.03.2026.

The 47th GDA (EAC) meeting was held on 25.03.2026 at 09:45 AM 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.1/47

Name of Work: 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

Amount of M-RPE: Rs. 923,04,85,081/-

The agenda for seeking approval for sanctioning of modified revised preliminary estimate of above cited work was presented by Chief Engineer (Narela Zone)/DDA. The Financial Concurrence for the Modified Revised Preliminary Estimate (M-RPE) (As per Actual execution), has been accorded by Finance Member, DDA amounting to Rs. 923,04,85,081/- (Rupees Nine Hundred Twenty-Three Crore Four Lakh Eighty- Five Thousand & Eighty-One Only) including 3% contingencies charges, TPQA, Infrastructure Charges, 0.25% Departmental Charges and GST Impact & conveyed by Dy.CAO(HAC)/DDA vide E File.No. 103331/2025-26/HAC dated 23.03.2026, sanction no.FC-20/2025-26.

CE (Narela) explained the reason for modified revised PE for this work is due to expenditure occurred on account of escalation of cost under clauses 10CA & 10CC, payment for items related to extra height of building exceeding fourteen storeys (based on PAR-2012) which was approved in the 5th WAB meeting held on 23.09.2025 and expenditure on account of reimbursement of GST increased due to expansion in scope of work.

The reason for RPE which was approved in 27.10.2023 was due to change in architecture drawings to comply the unified Building Bye Laws (UBBL)-2016, with the aim to utilize maximum FAR resulting in increase in no. of dwelling units and increase in the balcony width upto 2.0m and various other minor modification required to comply new fire safety norms. These resulted in substantial increase plinth area which led to corresponding increase in scope of work and subsequent increase in cost of project.

VC/DDA enquired about the submission of undertaking by the agency to the effect that no more claim shall be made in the future. CE(Narela) has assured that they will take undertaking from the agency regarding this before making payment to the agency.

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 Actual execution) (In Rs.) (A)	TPQA & Infrastructure Charges (B)	Departmental Charges @ 0.25 % & GST (In Rs.) (C)	Amount of M-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	833,91,11,164	30,46,43,431	58,67,30,486	923,04,85,081

2. Item No.2/47

Name of Work: C/o 500 Two BHK, 340 Three BHK & 325 EWS houses (design & built Model) earmarked in Pkt.4 at Sector-A1 to A4 Narela.

Amount of M-RPE: Rs. 783,33,00,946/-

The agenda for seeking approval for sanctioning of modified revised preliminary estimate of above cited work was presented by Chief Engineer (Narela Zone)/DDA. The Financial Concurrence for the Modified Revised Preliminary Estimate (M-RPE) (As per Actual execution) has been accorded by Finance Member, DDA amounting to Rs. 783,33,00,946/- (Rupees Seven Hundred Eighty-Three Crore, Thirty-Three Lakh, Nine Hundred and Forty-Six Only) including 3% contingencies charges, TPQA, Infrastructure Charges, 0.25% Departmental Charges and GST Impact & conveyed by Dy.CAO(HAC)/DDA vide E File.No. 103339/2025-26/HAC dated 23.03.2026, sanction no.FC-21/2025-26.

CE (Narela) explained the reason for modified revised PE for this work is due to expenditure occurred on account of escalation of cost under clauses 10CA & 10CC, payment for items related to extra height of building exceeding fourteen storeys (based on PAR-2012) which was approved in the 5th WAB meeting held on 23.09.2025 and expenditure on account of reimbursement of GST increased due to expansion in scope of work.

The reason for RPE which was approved in 27.10.2023 was due to change in architecture drawings to comply the unified Building Bye Laws (UBBL)-2016, with the aim to utilize maximum FAR resulting in increase in no. of dwelling units and increase in the balcony width upto 2.0m and various other minor modification required to comply new fire safety norms. These resulted in substantial increase plinth area which led to corresponding increase in scope of work and subsequent increase in cost of project.

VC/DDA enquired about the submission of undertaking by the agency to the effect that no more claim shall be made in the future. CE(Narela) has assured that they will take undertaking from the agency regarding this before making payment to the agency.

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 Actual execution) (In Rs.) (A)	TPQA & Infrastructure Charges (B)	Departmental Charges @ 0.25 % & GST (In Rs.) (C)	Amount of M-RPE (In Rs.) (D= A+B+C)
2/47	C/o 500 Two BHK, 340 Three BHK & 325 EWS houses (design & built Model) earmarked in Pkt.4 at Sector-A1 to A4 Narela.	703,41,03,521	30,99,69,555	48,92,27,870	783,33,00,946

3. Item No.3/47

Name of Work: C/o 225 Three BHK, 420 Two & 250 EWS Houses (Design & Build model) earmarked in pocket-6, at sector- A1 to A4 Narela.

Amount of M-RPE: Rs. 606,57,66,257/-

The agenda for seeking approval for sanctioning of modified revised preliminary estimate of above cited work was presented by Chief Engineer (Narela Zone)/DDA. The Financial Concurrence for the Modified Revised Preliminary Estimate (M-RPE) (As per Actual execution), has been accorded by Finance Member, DDA amounting to Rs. 606,57,66,257/- (Rupees Six Hundred Six Crore, Fifty-Seven Lakh, Sixty-Six Thousand Two Hundred and Fifty-Seven Only) including 3% contingencies charges, TPQA, Infrastructure Charges, 0.25% Departmental Charges and GST Impact & conveyed by Dy.CAO(HAC)/DDA vide E File.No. 103401/2025-26/HAC dated 23.03.2026, sanction no.FC-22/2025-26.

CE (Narela) explained the reason for modified revised PE for this work is due to expenditure occurred on account of escalation of cost under clauses 10CA & 10CC, payment for items related to extra height of building exceeding fourteen storeys (based on PAR-2012) which was approved in the 5th WAB meeting held on 23.09.2025 and expenditure on account of reimbursement of GST increased due to expansion in scope of work.

The reason for RPE which was approved in 27.10.2023 was due to change in architecture drawings to comply the unified Building Bye Laws (UBBL)-2016, with the aim to utilize maximum FAR resulting in increase in no. of dwelling units and increase in the balcony width upto 2.0m and various other minor modification required to comply new fire safety norms. These resulted in substantial increase plinth area which led to corresponding increase in scope of work and subsequent increase in cost of project.

VC/DDA enquired about the submission of undertaking by the agency to the effect that no more claim shall be made in the future. CE(Narela) has assured that they will take undertaking from the agency regarding this before making payment to the agency.

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 Actual execution) (In Rs.) (A)	TPQA & Infrastructure Charges (B)	Departmental Charges @ 0.25 % & GST (In Rs.) (C)	Amount of M-RPE (In Rs.) (D= A+B+C)
3/47	C/o 225 Three BHK, 420 Two & 250 EWS Houses (Design & Build model) earmarked in pocket-6, at sector-A1 to A4 Narela.	543,66,29,807	22,29,46,569	40,61,89,881	606,57,66,257

4. Item No.4/47

Name of Work: C/o 325 Two BHK, 170 Three BHK & 194 EWS houses (design & built Model) earmarked in Pkt.7 at Sector-A1 to A4 Narela.

Amount of M-RPE: Rs. 449,49,56,113/-

The agenda for seeking approval for sanctioning of modified revised preliminary estimate of above cited work was presented by Chief Engineer (Narela Zone)/DDA. The Financial Concurrence for

the Modified Revised Preliminary Estimate (M-RPE) (As per Actual execution), has been accorded by Finance Member, DDA amounting to Rs. 449,49,56,113/- (Rupees Four Hundred Forty-Nine Crore Forty-Nine Lakh Fifty-Six Thousand One Hundred and Thirteen Only) including 3% contingencies charges, TPQA, Infrastructure Charges, 0.25% Departmental Charges and GST Impact & conveyed by Dy.CAO(HAC)/DDA vide E File.No. 103386/2025-26/HAC dated 23.03.2026, sanction no.FC-23/2025-26.

CE (Narela) explained the reason for modified revised PE for this work is due to expenditure occurred on account of escalation of cost under clauses 10CA & 10CC, payment for items related to extra height of building exceeding fourteen storeys (based on PAR-2012) which was approved in the 5th WAB meeting held on 23.09.2025 and expenditure on account of reimbursement of GST increased due to expansion in scope of work.

The reason for RPE which was approved in 27.10.2023 was due to change in architecture drawings to comply the unified Building Bye Laws (UBBL)-2016, with the aim to utilize maximum FAR resulting in increase in no. of dwelling units and increase in the balcony width upto 2.0m and various other minor modification required to comply new fire safety norms. These resulted in substantial increase plinth area which led to corresponding increase in scope of work and subsequent increase in cost of project.

VC/DDA enquired about the submission of undertaking by the agency to the effect that no more claim shall be made in the future. CE(Narela) has assured that they will take undertaking from the agency regarding this before making payment to the agency.

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 Actual execution) (In Rs.) (A)	TPQA & Infrastructure Charges (B)	Departmental Charges @ 0.25 % & GST (In Rs.) (C)	Amount of M-RPE (In Rs.) (D= A+B+C)
4/47	C/o 325 Two BHK, 170 Three BHK & 194 EWS houses (design & built Model) earmarked in Pkt.7 at Sector-A1 to A4 Narela.	401,06,83,631	18,44,09,326	29,98,63,156	449,49,56,113

5. Item No.5/47

Name of Work: C/o 600 Two BHK, 250 Three BHK & 320 EWS houses (design & built Model) earmarked in Pkt.09 at Sector-A1 to A4 Narela.

Amount of M-RPE: Rs. 737,12,77,778/-

The agenda for seeking approval for sanctioning of modified revised preliminary estimate of above cited work was presented by Chief Engineer (Narela Zone)/DDA. The Financial Concurrence for the Modified Revised Preliminary Estimate (M-RPE) (As per Actual execution), has been accorded by Finance Member, DDA amounting to Rs. 737,12,77,778/- (Rupees Seven Hundred Thirty-Seven Crore Twelve Lakh Seventy-Seven Thousand Seven Hundred and Seventy-Eight Only) including 3% contingencies charges, TPQA, Infrastructure Charges, 0.25% Departmental Charges and GST Impact & conveyed by Dy.CAO(HAC)/DDA vide E File.No. 103334/2025-26/HAC dated 23.03.2026, sanction no.FC-24/2025-26.

CE (Narela) explained the reason for modified revised PE for this work is due to expenditure occurred on account of escalation of cost under clauses 10CA & 10CC, payment for items related to extra height of building exceeding fourteen storeys (based on PAR-2012) which was approved in the 5th WAB meeting held on 23.09.2025 and expenditure on account of reimbursement of GST increased due to expansion in scope of work.

The reason for RPE which was approved in 27.10.2023 was due to change in architecture drawings to comply the unified Building Bye Laws (UBBL)-2016, with the aim to utilize maximum FAR resulting in increase in no. of dwelling units and increase in the balcony width upto 2.0m and various other minor modification required to comply new fire safety norms. These resulted in substantial increase plinth area which led to corresponding increase in scope of work and subsequent increase in cost of project.

VC/DDA enquired about the submission of undertaking by the agency to the effect that no more claim shall be made in the future. CE(Narela) has assured that they will take undertaking from the agency regarding this before making payment to the agency.

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 Actual execution) (In Rs.) (A)	TPQA & Infrastructure Charges (B)	Departmental Charges @ 0.25 % & GST (In Rs.) (C)	Amount of M-RPE (In Rs.) (D= A+B+C)

5/47	C/o 600 Two BHK, 250 Three BHK & 320 EWS houses (design & built Model) earmarked in Pkt.09 at Sector-A1 to A4 Narela.	658,08,97,645	30,51,78,645	48,52,01,488	737,12,77,778

6. Item No.6/47

Name of Work: C/o 1750 Two BHK, 900 Three BHK & 1016 EWS Houses (Design & Built model) earmarked in pocket-11 at sector A1 to A4 Narela.

Amount of M-RPE: Rs. 2565,77,59,328/-

The agenda for seeking approval for sanctioning of modified revised preliminary estimate of above cited work was presented by Chief Engineer (Narela Zone)/DDA. The Financial Concurrence for the Modified Revised Preliminary Estimate (M-RPE) (As per Actual execution), has been accorded by Finance Member, DDA amounting to Rs. 2565,77,59,328/- (Rupees Two Thousand Five Hundred Sixty-Five Crore Seventy-Seven Lakh Fifty-Nine Thousand Three Hundred and Twenty-Eight Only) including 3% contingencies charges, TPQA, Infrastructure Charges, 0.25% Departmental Charges and GST Impact & conveyed by Dy.CAO(HAC)/DDA vide E File.No. 103360/2025-26/HAC dated 23.03.2026, sanction no.FC-25/2025-26.

CE (Narela) explained the reason for modified revised PE for this work is due to expenditure occurred on account of escalation of cost under clauses 10CA & 10CC, payment for items related to extra height of building exceeding fourteen storeys (based on PAR-2012) which was approved in the 4th WAB meeting held on 13.05.2024 and expenditure on account of reimbursement of GST increased due to expansion in scope of work.

The reason for RPE which was approved in 27.10.2023 was due to change in architecture drawings to comply the unified Building Bye Laws (UBBL)-2016, with the aim to utilize maximum FAR resulting in increase in no. of dwelling units and increase in the balcony width upto 2.0m and various other minor modification required to comply new fire safety norms. These resulted in substantial increase plinth area which led to corresponding increase in scope of work and subsequent increase in cost of project.

VC/DDA enquired about the submission of undertaking by the agency to the effect that no more claim shall be made in the future. CE(Narela) has assured that they will take undertaking from the agency regarding this before making payment to the agency.

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 Actual execution) (In Rs.) (A)	TPQA & Infrastructure Charges (B)	Departmental Charges @ 0.25 % & GST (In Rs.) (C)	Amount of M-RPE (In Rs.) (D= A+B+C)
6/47	C/o 1750 Two BHK, 900 Three BHK & 1016 EWS Houses (Design & Built model) earmarked in pocket-11 at sector A1 to A4 Narela.	2284,27,13,158	93,64,40,323	187,86,05,847	2565,77,59,328

7. Item No.7/47

Name of Work: C/o 750 Two BHK, 325 Three BHK & 412 EWS houses (design & built Model) earmarked in Pkt.13 at Sector-A1 to A4 Narela.

Amount of M-RPE: Rs. 986,97,05,619/-

The agenda for seeking approval for sanctioning of modified revised preliminary estimate of above cited work was presented by Chief Engineer (Narela Zone)/DDA. The Financial Concurrence for the Modified Revised Preliminary Estimate (M-RPE) (As per Actual execution), has been accorded by Finance Member, DDA amounting to Rs. 986,97,05,619/- (Rupees Nine Hundred Eighty-six Crore Ninety-Seven Lakh Five Thousand Six Hundred and Nineteen Only) including 3% contingencies charges, TPQA, Infrastructure Charges, 0.25% Departmental Charges and GST Impact & conveyed by Dy.CAO(HAC)/DDA vide E File.No. 103340/2025-26/HAC dated 23.03.2026, sanction no.FC-26/2025-26.

CE (Narela) explained the reason for modified revised PE for this work is due to expenditure occurred on account of escalation of cost under clauses 10CA & 10CC, payment for items related to extra height of building exceeding fourteen storeys (based on PAR-2012) which was approved in the 5th WAB meeting held on 23.09.2025 and expenditure on account of reimbursement of GST increased due to expansion in scope of work.

The reason for RPE which was approved in 27.10.2023 was due to change in architecture drawings to comply the unified Building Bye Laws (UBBL)-2016, with the aim to utilize maximum FAR resulting in increase in no. of dwelling units and increase in the balcony width upto 2.0m and various other minor modification required to comply new fire safety norms. These resulted in substantial increase plinth area which led to corresponding increase in scope of work and subsequent increase in cost of project.

VC/DDA enquired about the submission of undertaking by the agency to the effect that no more claim shall be made in the future. CE(Narela) has assured that they will take undertaking from the agency regarding this before making payment to the agency.

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 Actual execution) (In Rs.) (A)	TPQA & Infrastructure Charges (B)	Departmental Charges @ 0.25 % & GST (In Rs.) (C)	Amount of M-RPE (In Rs.) (D= A+B+C)
7/47	C/o 750 Two BHK, 325 Three BHK & 412 EWS houses (design & built Model) earmarked in Pkt.13 at Sector-A1 to A4 Narela.	890,06,68,872	30,44,02,052	66,46,34,695	986,97,05,619

8. Item No.8/47

Name of Work: C/o 520 Two BHK, 250 Three BHK & 294 EWS houses (design & built Model) earmarked in Pkt.14 at Sector-A1 to A4 Narela.

Amount of M-RPE: Rs. 666,47,55,051/-

The agenda for seeking approval for sanctioning of modified revised preliminary estimate of above cited work was presented by Chief Engineer (Narela Zone)/DDA. The Financial Concurrence for the Modified Revised Preliminary Estimate (M-RPE) (As per Actual execution), has been accorded by Finance Member, DDA amounting to Rs. 666,47,55,051/- (Rupees Six Hundred Sixty-Six Crore Forty-Seven Lakh Fifty-Five Thousand and Fifty-One Only) including 3% contingencies charges, TPQA, Infrastructure Charges, 0.25% Departmental Charges and GST Impact & conveyed by Dy.CAO(HAC)/DDA vide E File.No. 103398/2025-26/HAC dated 23.03.2026, sanction no.FC-27/2025-26.

CE (Narela) explained the reason for modified revised PE for this work is due to expenditure occurred on account of escalation of cost under clauses 10CA & 10CC, payment for items related to extra height of building exceeding fourteen storeys (based on PAR-2012) which was approved in the 5th WAB meeting held on 23.09.2025 and expenditure on account of reimbursement of GST increased due to expansion in scope of work.

The reason for RPE which was approved in 27.10.2023 was due to change in architecture

drawings to comply the unified Building Bye Laws (UBBL)-2016, with the aim to utilize maximum FAR resulting in increase in no. of dwelling units and increase in the balcony width upto 2.0m and various other minor modification required to comply new fire safety norms. These resulted in substantial increase plinth area which led to corresponding increase in scope of work and subsequent increase in cost of project.

VC/DDA enquired about the submission of undertaking by the agency to the effect that no more claim shall be made in the future. CE(Narela) has assured that they will take undertaking from the agency regarding this before making payment to the agency.

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 Actual execution) (In Rs.) (A)	TPQA & Infrastructure Charges (B)	Departmental Charges @ 0.25 % & GST (In Rs.) (C)	Amount of M-RPE (In Rs.) (D= A+B+C)
8/47	C/o 520 Two BHK, 250 Three BHK & 294 EWS houses (design & built Model)earmarked in Pkt.14 at Sector-A1 to A4 Narela.	598,93,29,257	23,46,10,382	44,08,15,412	666,47,55,051

The meeting ended with thanks to the Chair.

This is issued with the approval of the Vice-Chairman, DDA. (E-File no. 109541)

Encl: Attendance Sheet.

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

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), DDA
2. CE (HQ & QAC), DDA.
3. Chief Engineer (Narela), DDA
4. Chief Architect, DDA.
5. Addl. Chief Architect to VC, DDA
6. EE(Co-ordn.), DDA.
7. Dy.CAO/HAC, DDA
8. Guard File.

25.03.26

अधिशासी अभियंता

ई.ओ. II to अभियंता सदस्य

दिल्ली विकास प्राधिकरण

Annexure - A

Date: 25.03.2026
Time: 09:45 AM
Venue: VC Conference Hall,

ATTENDANCE SHEET

Subject: 47th GDA Estimate Approval Committee Meeting

S.No.	Name	Designation	Mobile No./ E-mail ID	Signature
1.	**Sh. N. Saravana Kumar**	**VC/DDA**	**In Chair**	
2.	Sh. Sanjay Kumar Khare	EM/DDA		
3.	Sh. Chetan P. S. Rao	FM/DDA		
4.	Kunal Kashyap	Commr-(H)		
5.	Dharm Chand Meena	SE/E	9818158764	
6.	Kamal Kishore Harit	SE NCC1	9650290999	
7.	Sandeep Dubey	SE/NCC-3	-	
8.	Gaurav Kr Meena	GM/NPD-1	9310334108	
9.	Col Deepak Singh	CE DWK		
10.	Satyendra Yadav	EE/EID-04	8826308609	
11.	Rakesh Kumar	EE/NPD-9	8800229324	
12.	Amit Singh	DJ(W)	8860894225	
13.	Harleen Behl	C. A.		
14.	Rakesh Kakkar	FAH		
15.	Ajay Gupta			
16.	Bhuvan Singh	EO-II NES		
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