Government of NCT of Delhi
Finance Department, Policy Division
4th Level, 'A' Wing, Delhi Secretariat, New Delhi

Minutes of 8th Meeting of Expenditure Finance Committee for the financial year 2026-27 held on 09th September, 2026 at 11:30AM

The 8th Meeting of Expenditure Finance Committee for the year 2026-27 under the Chairpersonship of Hon'ble Chief Minister/ Minister-in-charge (Finance), Delhi was held on 09.09.2026 at 11:30 AM at Cabinet Room, Office of the Hon'ble Chief Minister, 3rd Floor, Delhi Secretariat, Delhi, to consider the following proposal submitted by following departments of the GNCTD: -

S.No.	Particulars of the proposal	Estimated cost (₹ crore)
HOME DEPARTMENT		
01.	Construction of Regional Forensic Science Laboratory, Sheikh Sarai, Phase-II New Delhi	151.81 Cr
TOURISM DEPARTMENT		
02.	Construction of 500 number of Public Toilet Blocks across Delhi (Phase-I)	266.26 Cr
03.	Construction of State Guest House "Delhi Sadan" at Sector-19, Dwarka, New Delhi	151.97 Cr.

2. Following attended the meeting:

I Members of Expenditure Finance Committee:

i. Hon'ble Chief Minister/Minister-in-Charge (Finance), GNCTD
ii. Shri Kapil Mishra, Hon'ble Minister (Tourism), GNCTD
iii. Shri Sandeep Kumar, Pr. Secretary (PWD), GNCTD
iv. Shri Santosh D. Vaidya, Pr. Secretary (Finance / Home), GNCTD
v. Smt Niharika Rai, Secretary (Tourism), GNCTD
vi. Shri Anil Agarwal, P.D. / H.O.D., FSL, GNCTD
vii. Shri D.B. Gupta, Director (Planning), GNCTD
viii. Shri Narender Tyagi, Controller of Accounts (Finance), GNCTD
ix. Shri P.V.S.S. Subbarao, Dy. Controller of Accounts(Policy), Finance, GNCTD

II Other Senior Officers: -

i. Shri Suneel Anchipaka, M.D., DTTDC, GNCTD
ii. Shri Pradeep Gupta, ADG, PWD, GNCTD
iii. Shri Ram Kumar Chaudhary, CPM, DTTDC, GNCTD
iv. Smt Deepa Verma, Director (T), FSL, GNCTD
v. Shri Sharvan Kumar, S.E., PWD, GNCTD
vi. Shri C.L. Verma, E.E. (E), PWD, GNCTD
vii. Shri Kuldeep Sundli, E.E. (C), PWD, GNCTD
viii. Smt I.M. Podma Kumar, Sr. Architect, PWD, GNCTD

ix. Dr. Vijay Kumar Rani, SSO, FSL, GNCTD
x. Dr. L. Sahoo, A.D. (Chem.), Estate Officer, FSL, GNCTD

3. Expenditure Finance Committee was apprised the agenda items. Thereafter, the department concerned presented their proposals before the Expenditure Finance Committee.

(A) CONSTRUCTION OF REGIONAL FORENSIC SCIENCE LABORATORY, SHEIKH SARAI, PHASE-II NEW DELHI.

01. The Home Department, GNCTD, through Forensic Science Laboratory (FSL) presented their proposal before the committee. The representative of the Forensic Science Laboratory, GNCTD, made a detailed Power Point Presentation before the committee, appraising the committee of a salient features, scope, rationale and other relevant aspects of the project. The brief of the proposal is as under:-

(i) The Preliminary Estimate amounting to Rs.151,80,66,000/- is based on DPAR-2025 and DSR-2023 i/c 1% Cost Index, 1% Mandatory Art Work, 1% contingencies, 1.75% consultancy, 1% TPQA, 3% Anticipated increase in cost per annum in the total cost of work from the date of submission of PE to completion of pre-construction activities and EPF & ESI charges @ 3.94% on building cost has been framed to cover the probable cost of above work.

(ii) The Regional Forensic Science Laboratory has been allotted piece of land measuring 5378 sqm. At Sheikh Sarai near Venu Eye Hospital including approach road taken over from DDA on 03.11.2014. The area of main plot measures 3878 sqm. Whereas the remaining area is 12 mtr. wide connecting access road to be connected to the link road from press enclave road and outer ring road which is yet to be constructed.

(iii) Earlier, the Senior Architect (M-46), PWD has prepared and developed conceptual drawing on the requirement of the Director, FSL, dated 19.01.2015 duly approved by the Director vide letter No. F.3(10)/FSL/DDA dated 28.01.2015 and later revised as per minutes of meeting issued by the Chief Engineer M-4, PWD dated 04.02.2015. Accordingly preliminary estimate amounting to Rs.42,27,86,000/- was submitted by O/o CE Maintenance Zone M-4, PWD to The Director, FSL, GNCTD vide letter no. 23(42)/CE M-4/PWD/2014-15/209 dt. 27.02.2015 with provision of basement + stilt floor + upper ground + 5 stories.

(iv) Later, the Principal Director, FSL, has desired some additional requirement in that proposed RFSL building, Sheikh Sarai, Delhi, to review the floor wise plan for every division as there must be provision for expansion / additional space for each division in their respective floor wise plan in view of expanding scope of examination in light of implementation of three new criminal laws. Additionally, provision of cold storage facility, firing range facility, crime scene establishment, data server facility, case section facility, utility areas for civil and electrical PWD authorities for immediate response in case of urgency, provision for canteen facilities must be incorporated in building plan.

(v) A meeting was held on 16.06.2026 with the S.A. (Project), PWD and Principal Director, FSL where conceptual plan of proposed RFSL, building was presented to RFSL. Authorities as per discussion and brief requirement provided by RFSL on 17.06.2026. Senior Architect (Project), PWD has prepared revised preliminary drawings with provision of 2B+G+8 Floor and submitted to the Pr. Director, FSL, on 24.06.2026 vide letter No.SA(Project)/149-O/67-H. There are several trees at the proposed site. Provisions of cutting / felling / transplantation / compensatory transplantation are also included in the estimate.

(vi) During the course of approval, the Hon'ble Minister (Home) has raised several observations. In this regard a meeting was conducted by the Principal Director, FSL on **16.06.2026**, wherein PWD had agreed in Principal that an access road of **9 metres width** may be constructed in the first phase, keeping in view the availability of land and existing trees at site. PWD would take up the matter with the concerned Forest Department for felling of trees as per prescribed norms, after which the road could be widened to **18 metres,** as required. Further, in compliance with the directions of the Hon'ble Delhi High Court in **Crl. Ref. No.01/2023 vide order dated 21.05.2026**, concerning the alignment of the proposed road, joint site visits were conducted by officers of FSL, PWD and DDA on **22.07.2026 and 31.07.2026** for identification and demarcation of the alignment of the proposed 18-metre-wide link road. The Pr. Director, FSL has also submitted that despite two joint site visits with PWD & DDA officials, the issue could not be resolved by DDA.

(vii) Further, it was clarified by Pr. Secretary (Home) that the matter was also raised in the Security Review Meeting chaired by the Hon'ble LG, wherein VC, DDA was specifically briefed and agreed to resolve the issue.

02. The Administrative Department has submitted revised EFC documents in prescribed format, enclosed in the departmental file, as per detail mentioned below:-

Components	Total built-up area	Unit Cost per Sqm.	Total Cost
Construction of Regional Forensic Science Laboratory, Sheikh Sarai, Phase-II New Delhi	18,300 sqm.	82,954.43 per sqm.	**Rs. 151.81 Cr.**
Period of Completion 1. Planning 2. Execution	**36 Months** 06 Months 30 Months		
Phasing of the Project	Year – 01 – 2026-2027 - Rs.35.00 Cr. Year – 02 – 2027-2028 - Rs.80.00 Cr. Year – 03 – 2028-2029 - Rs.37.00 Cr.		

03. The details of the proposal submitted as per EFC proforma, concisely stated as under:-

S. No	Particular	Amount
01.	Building Cost i/c Fire Fighting & Fire Alarm, Services, Lift, External Development and E & M Work	1,28,12,13,020.00
02.	1% Mandatory Art Work as per DUAC on building cost	56,88,556.00
03.	Consultancy @1.75 %	2,25,20,778.00
04.	TPAQ @ 1%	1,28,69,016.00
05.	Contingencies @ 1%	1,32,22,914.00
06.	Anticipated increase of cost of work @3% from the date of submission of PE to the completion of pre-construction activities as per OM dated 16.12.2020 (6/12) X 3% = 1.5%	2,00,32,714.00
07.	Anticipated cost 3% per annum on total cost per OM dated 16.12.2020 (Estimated time of completion is approx. 30 months, so anticipated cost is (30/12) X 3% = 7.5%	10,01,63,571.00
08.	Statutory provision of EPF and ESI as per DG CPWD order dated 20.01.2023 @ 3.94%	5,73,54,996.00
09.	Charge i/c security fee of tree Transplantation / NOC to be paid to Forest Department	50,00,000.00
	TOTAL (F)	**1,51,80,65,565.00**
	Say Rs.	**1,51,80,66,000.00**

04. It is to state that the proposal was forwarded to Planning Department, GNCTD, where certain observations were raised over the proposal. The observations of Planning department along with Finance department, GNCTD were sent to FSL for submission of point-wise clarifications. However, the administrative department has submitted their reply / comments over the observations.

05. The Committee deliberated the proposal in detail and raise concerned over several issues like execution period, compliance of rules in r/o **cutting/felling, transplantation and compensatory transplantation** of Trees. Further, the committee also raised concerned towards the PWD to prioritize works/projects having significant implications from the law and order and security perspective and also advised the Public Works Department to ensure expeditious progress of the project and maintain close monitoring of implementation.

06. After due deliberations and considering the recommendations of the Home Department regarding the requirement and its satisfaction with respect to technical, administrative, operational, maintenance, and financial aspects, the Expenditure Finance Committee (EFC) approved and sanctioned the proposal, as submitted by Forensic Science Laboratory through the Home Department, for construction of Regional Forensic Science Laboratory (RFSL), Sheikh Sarai, Phase-II, New Delhi, at an estimated cost of Rs. 151.81Cr. subject to the following conditions: -

i. ***The Administrative Department, in consultation with the Work Executing Agency, i.e. PWD, shall ensure that the execution period for construction of the RFSL Building is compressed to a maximum of 24***

months, in addition to the planning period of 3 months. PWD may also consider floating a composite tender for the project, wherever feasible, in accordance with the applicable provisions/guidelines contained in the CPWD Works Manual or any other guidelines/instructions issued by the Government from time to time.

ii. The Department has stated in its proposal that several trees are located at the proposed project site and that provisions relating to cutting/felling, transplantation and compensatory transplantation, as applicable, have been included in the estimates. In view of the restricted timeline prescribed for execution of the project, the Administrative Department/PWD shall take up the matter with the Forest Department and obtain all requisite permissions/approvals expeditiously, in accordance with the prescribed rules and guidelines, so that the same does not cause any delay in commencement or execution of the project.

iii. PWD shall ensure that the tender documents incorporate strict and enforceable penalty/liquidated damages provisions, as permissible under the applicable rules, to ensure completion of the project within the specified timeline, adherence to prescribed quality standards and specifications and accountability of the executing agency/contractor for delays attributable to them. The relevant contractual provisions shall be suitably incorporated in the tender documents before invitation of the tender.

iv. ***The Chair further directed that PWD shall accord priority to works/projects having significant implications from the law and order and security perspective. In this regard, the various projects specifically identified as high-priority projects i.e. Regional Forensic Science Laboratory (RFSL), Jail at Narela, DDMA Building, Fire Stations, High Security Prison, etc.***

PWD shall ensure expeditious progress of these projects and maintain close monitoring of their implementation. A status report indicating the physical and financial progress, timelines, milestones achieved, anticipated completion dates and issues/constraints, if any, shall be furnished/appraised before the competent authority periodically and in a timely manner.

v. The Administrative Department/ PWD shall to comply with the all pre-sanction/ post-sanction guidelines/ requirements relevant to the project got circulated in the Annexure to Government order no. PA/DSF/Misc./ 2012-13/ Exp-4/538-45 dated 17.05.2012 during planning and execution of the project. The Administrative Department may also ensure that the project shall be completed as per scope of work at the sanctioned cost within the stipulated period. Any deviation in the scope of work, specifications and cost shall require pre-approval of the competent authority.

vi. The Administrative Department/ PWD shall ensure to get all statutory approvals / clearances before commencement of operations and also compliance with all applicable statutory and regulatory requirements in this regard. Further, the Administrative Department shall prepare a comprehensive Action Plan for Manpower and Equipment Planning to make

the project functional after completion of infrastructure works of new RFSL in accordance with Bharatiya Nyaya Sanhita, 2023 and Bharatiya Nagarik Suraksha Sanhita, 2023 and the time stipulated in EFC documents. Furthermore, the Administrative Department shall ensure that all codal formalities as per GFR, guidelines issued by CVC alongwith orders/Circulars/ instructions issued by Government of India and other relevant Government orders are strictly adhered while executing the work and compliance with the provisions and procedure of the GeM for tendering and expenditure related matters.

vii. The Administrative Department/PWD shall ensure that the requisite land for construction of the RFSL is available free from all encumbrances and that the construction is confined to the approved site and scope of work. Adequate and legally permissible access to the RFSL shall be ensured before commencement/completion of the main construction works. The final alignment of the link road connecting Press Enclave Road with Outer Ring road (Swami Nagar) shall be undertaken only after its identification, demarcation and approval by the competent authority/DDA.

viii. The Department/PWD/FSL shall ensure strict compliance with all directions/orders of the Hon'ble Delhi High Court passed in Crl. Ref. No.01/2023, particularly those relating to the construction of RFSL and its connectivity, and shall furnish progress/status to the Hon'ble Court as and when directed. Further, PWD shall take necessary steps for expeditious execution of sanctioned work, subject to fulfilment of statutory and technical requirements in view of the matter being monitored by the Hon'ble Delhi High Court.

ix. Further, the Administrative Department/ PWD may also be ensured that the estimates are prepared on the basis of prevailing / approved DSR/DPAR rates and also make adequate budgetary provisions and availability of fund in relevant head of accounts in CFY as well as remaining FYS of the project.

x. The Administrative Department/ PWD shall ensure that execution of work is of best quality and strictly adhere to the project timeline. The 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 Department in order to evade the time and cost over-run of the by the Administrative project. While execution of work, the Administrative Department may also Emphasizing the vision for a Zero-Waste Campus, STP and directed the project design must incorporate comprehensive provisions for waste reduction, segregation, recycling, resource recovery and sustainable environmental management.

xi. Geo-tagging of project on the designated Web portal of GNCTD and Delhi PMG portal shall be complied with in the terms of various OM/guidelines issued by GNCT of Delhi from time to time and also to abide by Government Orders for execution of Capital Projects/works issued on F.No. 3/30/CS/2007/DS-IV/3051-64 dated 12.07.2011, F.No. PA-DSF (infra)/Misc./2010-11/DSIV/3037-50 dated 12.07.2011, F.NO. PA/DSF (Infra)/FD/2011-12/DSIV/3386-3400 dated 25.07.2011.

(B) CONSTRUCTION OF 500 NUMBER OF PUBLIC TOILET BLOCKS ACROSS DELHI (PHASE-I), AT AN ESTIMATED COST OF RS. ₹266.26 Cr.

01. Department of Tourism, GNCTD, presented their proposal before the committee. In this regard, the representative of the department made a detailed PowerPoint Presentation before the committee, appraising the committee of a

salient features, scope, rationale and other relevant aspects of the project. The brief of the proposal is as under:-

i. The Preliminary Estimate amounting to Rs.266.26 Cr. is based on DSR-2023 (Civil Works) and DSR-2025 (Electrical Work) i/c 3% contingencies, 1% consultancy and 1% TPQA.
ii. Government of NCT of Delhi receives a significant number of domestic and international tourists as well as Delhiites. At present, there are only a few toilets across Delhi. Therefore, Govt. of NCT of Delhi has decided to construct the toilet blocks across Delhi in its meeting held on 13.04.2026 to improve sanitation infrastructure under the Swachh Bharat Mission & accordingly, DTTDC was asked to prepared plan to construct the same. Accordingly, the Department of Tourism, GNCTD vide letter No. DOT-B012(13)/1/2026-Accounts-Section Officer (Admin)/655 dated 14.05.2026 conveyed the approval of Hon'ble Minister of Tourism, GNCTD for undertaking the work of conceptualization, construction and operationalization of 1000 (One Thousand) Toilet Blocks in NCT of Delhi through DTTDC under Tourism Infrastructure Development – Buildings & Structures Fund for FY 2026-27.
iii. A meeting was held on 21.05.2026 under the chairmanship of Hon'ble Minister of Tourism and in the presence of Secretary (Tourism) MD & CEO, DTTDC and CPM, DTTDC. During the meeting, it was decided that in the first phase, estimates for construction of 500 public toilets blocks, along with complete site details and to undertake the requisite feasibility studies and site survey. Vide said survey, the constituted committee identified 500 locations across Delhi for construction of proposed toilet blocks Delhi.
iv. The operation and management of Toilet blocks is stated to be undertaken through a suitable model, preferably a hybrid approach wherein administrative control remains with the government/DTTDC, while hospitality and facility management services may be outsourced to professional agencies or any other mode as approved by the Government/DTTDC.

02. The Administrative Department has submitted revised EFC documents in prescribed format, enclosed in the departmental file, as per detail mentioned below:-

Components	Covered Area	Unit Cost per sqm	Total Cost (in Crores)
Constructions of 500 numbers of Toilet Block in different locations in NCT of Delhi.	23,000 sqm	₹ 1,15,765/-	₹ 266.26
Period of Completion i. Planning ii. Execution	**18 Months** 03 months 15 months		
Phasing of the Project i. 2026-27 ii. 2027-28	 8000 Lakh 18626 Lakh		

03. The Abstract Cost of the proposal submitted by the Administrative

department, as per EFC proforma, concisely stated as under:-

S. No.	Description	Qty.	Unit	Rate	Amount
1.	Estimate for civil (For 500 Toilets)	1	Each	3860138.00	3860138.00
2.	Estimate attached for Electrical	1	Each	974190.00	974190.00
3.	Provision for Horticulture work	1	Each	20000.00	20000.00
4.	Provision for Furniture work	1	Each	20000.00	20000.00
	Cost for one toilet				4874328.00
	Cost of 500 Toilets	500	Each	4874328.00	2437164000.00
	Add EPF & ESIC @4.25%				103579470.00
	Add TPQA @1%				24371640.00
	Add 1% Consultancy Charges				24371640.00
	Add Contingencies @3%				73114920.00
	Total				2662601670.00
	Cost for 500 toilet Block				2662601670.00
	Say				2662600000.00

04. The Committee deliberated the proposal in detail and raise concerned over several issues like period of defect liabilities, performance security, O & M, **re-cast/reworked and displayed prominently on locations and size** of infrastructure, prominently display of **Swachh Bharat branding/messages** and inclusive of strict **penalty clause in the tender documents**, for which necessary directions were conveyed by the committee to the department for taking appropriate action.

05. After due deliberations and considering the recommendations of the Department of Tourism, GNCTD, regarding the requirement and its satisfaction with respect to technical, administrative, operational, maintenance, and financial aspects, the Expenditure Finance Committee (EFC) approved and sanctioned the proposal, as submitted by the Department of Tourism, for construction of 500 number of public toilet blocks across Delhi (phase-I)at an estimated cost of Rs. ₹266.26Cr. subject to the following conditions:-

i. The Administrative Department/ DTTDC shall ensure that the below mentioned directions of the committee, for appropriate action: -
   a. ***The Administrative Department/ DTTDC shall ensure that a Defect Liability Period of five (5) years is incorporated in the agreement/contract for the works. The contractor shall remain responsible for rectification, at its own cost, of any defects, deficiencies or shortcomings attributable to defective workmanship, materials or construction during the said period, as per the terms and conditions of the contract.***
   b. ***An appropriate Performance Security shall be stipulated in the contract in accordance with the applicable rules and extant Government instructions. The security shall serve as a safeguard***

for ensuring the quality, timely completion and satisfactory execution of the works.

c. ***The process for selection and appointment of theOperation & Maintenance (O&M) Agency shall be expedited and completed sufficiently in advance so that the agency is available for timely operation and maintenance of the toilet blocks after their commissioning. The O&M arrangements may be made available parallelly during the construction period so as to avoid any deficiencies during the construction of the toilets.***

d. ***The design and provision of Digital LED display screens shall be suitably re-cast/reworked and displayed prominently on locations and size as decided in the meeting, in alignment with the architectural form and shape of the toilet block, i.e. C-shape, wherever applicable. The LED screens shall be positioned and designed in such a manner that the display is clearly visible to the general public without compromising the aesthetics, safety or functionality of the structure. Further, the details of the O&M Agency, including the contact number, email ID and barcode, shall also be prominently displayed to facilitate the lodging of any complaints/reviews, by the public.***

e. Appropriate Swachh Bharat branding/messages shall be prominently displayed on the shutters of the toilet blocks, in accordance with the applicable branding guidelines and approval of the competent authority.

f. A strict and enforceable penalty clause shall be incorporated in the O&M contract for deficiencies/non-performance, including but not limited to poor cleanliness, inadequate maintenance, non-functioning facilities, failure to attend complaints within the stipulated time, unauthorized closure of facilities and other service deficiencies. The penalty mechanism shall be commensurate with the nature and severity of the default and shall be designed to ensure accountability and sustained quality of O&M services

ii. The administrative department/ DTTDC has stated that the locations identified for the construction of 500 public toilet blocks are on encumbrance-free land. It has been further stated that the request for issuing NOC for construction of public Toilets have been made to CPWD, PWD, NHAI & DDA, whereas NOC from MCD has only been received. The Administrative Department shall pursue the matter with the other concerned land-owning/controlling authorities and ensure that all requisite NOCs, permissions, approvals and clearances are obtained before commencement/execution of the works at the respective locations.

iii. The administrative department through work executing agency of the work i.e, DTTDC shall ensure that all public toilet blocks are provided with adequate and reliable arrangements for 24×7 availability of water, sanitation, cleanliness and other essential services, supported by robust operation and maintenance mechanism to ensure their long-term sustainability and effective functioning of the facilities.

iv. The Administrative Department/ DTTDC shall ensure that adequate environmental safeguards are incorporated in the planning, design and execution of the toilet blocks, particularly at heritage sites, ecological areas, religious places and other environmentally sensitive tourist destinations. Appropriate arrangements for wastewater/sewage disposal, solid waste management, drainage, periodic cleaning and sanitation shall be incorporated at all locations, in accordance with applicable environmental and local-body norms. The facilities shall be designed and operated in a manner that does not cause environmental pollution, public nuisance or adverse impact on the surrounding area.

v. The Administrative Department/ DTTDC shall ensure that all codal formalities/guidelines issued by CVC, orders/ Circulars/ instructions issued by Government of India and provisions of CPWD Manual/other relevant Government orders are strictly adhered while executing the work alongwith the compliance of guidelines/circular/OMs in respect of GeM for tendering and expenditure related matters.

vi. The Administrative Department/ DTTDC should also ensure that the estimates are prepared on the basis of prevailing DSR/DPAR rates.

vii. The Administrative Department/ DTTDC shall ensure approval of the scheme and make adequate Budgetary provisions in relevant head of accounts as per the financial phasing of the project and authorization of funds from Finance (Budget) Department, GNCTD.

viii. The Administrative Department/ DTTDC shall also ensure that execution of project is of best quality and strictly adhere to the project timeline. 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.

ix. The Department/ DTTDC shall prepare a Detailed Project Report with the approval of the Competent Authority and also ensure that Project shall be completed as per approved scope at the sanctioned cost within the stipulated period. No cost escalation will be considered in future.

x. The Administrative Department/ DTTDC shall ensure compliance of pre-sanction/post-sanction guidelines/ requirements relevant to the project 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.

xi. The Administrative department/ DTTDC to ensure 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 and also to abide by Government Orders for execution of Capital Projects/works issued vide no.(s) i.e. F:3/30/CS/2007/DS-IV/3051-64 dated 12th July 2011, F.No.PA-DSF(infra)/Misc./2010-11/DSIV/3037-50 dated 12.07.11, F.No.PA/DSF(Infra)/FD/2011-12/DSIV/3386-3400 dated-25.07.2011, F.No. PA/DSF/Misc./ 2012-13/Exp-4/538-45 dated 17.5.2012 and corrigendum dated 23.5.2012.

(C) CONSTRUCTION OF STATE GUEST HOUSE "DELHI SADAN" AT SECTOR-19, DWARKA, NEW DELHI, AT AN ESTIMATED COST OF RS.

₹151.97 CRORE

01. Department of Tourism, GNCTD, presented their proposal before the committee. In this regard, the representative of the department made a detailed Power Point Presentation before the committee, appraising the committee of a salient features, scope, rationale and other relevant aspects of the project. The brief of the proposal is as under:-

i. The preliminary estimate amounting to Rs. 151,97,00,000/- as per DPAR-2025 i/c 5.75% (consultancy charge @1.75%, Contingency @1%, Art work @1%, Third party quality Assurance @1% and Labour cess @1%) and 5% for Departmental Charges has been framed to cover the probable cost of above mentioned work.
ii. The Government of NCT of Delhi receives a significant number of domestic and international dignitaries, officials and guests for official visits, meetings, and conferences. At present, there is no dedicated State Guest House owned by the Government of Delhi to cater to their accommodation and hospitality needs. In line with the practice followed by other State Governments, Which have established their own “State Bhawans” in Delhi, it is proposed to construct a State Guest House namely “**Delhi Sadan**” to provide reliable, secure, and economical accommodation facilities for government guests i.e dignitaries/officers coming to Delhi for various purposes. Govt. Guests service officials as well as others can also use the facility.
iii. The proposed “Delhi Sadan”, which is to be developed at Plot No. 05, Sector-19, Dwarka, New Delhi, shall have all the modern and latest facilities based on the best practices in the country or outside the country. It is desirable that its looks shall contain element of the old architectural/ancient heritage building of middle age historical Delhi.
iv. The land was allocated on 13.03.2020 by DDA to Department of Tourism, Govt. Of NCT of Delhi stating allotment of land measuring 3899.42 Sqm (Plot No. 5) (on perpetual lease hold basis) for the purpose of State Guest House (Delhi) on the usual terms and condition and handed over on 09.02.2021.
v. It is also stated that a meeting was held by the then Hon’ble Dy. Chief Minister of Delhi on 24.02.2021 and in the presence of MD & CEO, GM DTTDC and CPM, DTTDC, it was decided that:

a. All the states of India have their own “BHAWAN” in Delhi. Therefore, Govt. of Delhi intents to set up its own Bhawan i.e. “Dilli Sadan”
b. This will provide accommodation to dignitaries/officers coming to Delhi from outside.
c. The proposed Dilli Sadan shall have all the modern and latest facilities based on the best practices in the country or abroad. M/s ARCHOHM Consults Private Limited was appointed by the DTTDC Ltd. to design the scheme and accordingly the building was designed.

vi. Administrative department has stated that the revised scheme was proposed before the competent authority on 13.4.2026 and was approved. Further, a meeting was held on 21.05.2026 under the Chairmanship of Hon’ble Minister in the presence of Secretary (Tourism), M.D (DTTDC), CPM(DTTDC) to

deliberate upon and finalize various project proposals of DTTDC and MoM in this regard were issued vide letter dated 10.06.2026.

02. The Administrative Department has submitted revised EFC documents in prescribed format, enclosed in the departmental file, as per detail mentioned below:-

Components	Total Covered Area	Per Sqm.	Total Revised Cost
Construction of state guest house "Dilli Sadan" at Plot No. 05, Sector-19, Dwarka, New Delhi	15,984 Sqm.	Rs.88,439/- per Sqm.	**Rs. 151.97 Cr.**
Period of Completion Pre-Construction Construction Period	**21 Months** 03 Months (after obtaining A/A & E/S) 18 Months (after acceptance of tenders)		
Phasing of the Project	Year – 2026-2027 : Rs.20.00 Cr. Year – 2027-2028 : Rs.121.97 Cr. Year – 2028-2029 : Rs.10.00 Cr.		

03. The Committee deliberated the proposal in detail and raise concerned over operations & maintenance. A necessary clarification was submitted by the department where the committee advised to upkeep user charges, monitoring of occupancy and utilization, and periodic review of the tariff/user charges, so as to ensure financial prudence, transparency and optimal utilization of the facilities.

04. After due deliberations and considering the recommendations of the Department of Tourism, GNCTD, regarding the requirement and its satisfaction with respect to technical, administrative, operational, maintenance, and financial aspects, the Expenditure Finance Committee (EFC) approved and sanctioned the proposal, as submitted by the Department of Tourism, for construction of state guest house "Delhi Sadan" at sector-19, Dwarka, New Delhiat an estimated cost of Rs. ₹151.97Cr. subject to the following conditions: -

i. ***The administrative department/ DTTDC shall work out an appropriate revenue generation and utilization methodology for the proposed construction of Delhi Sadan in such a manner that the entire building is optimally utilized. The utilization plan shall ensure that the available space/facilities are effectively deployed and, wherever, possible, made available for Government services and official purposes, while also generating adequate revenue to support the operation and maintenance of the facility. The administrative department shall accordingly finalize the utilization and revenue model, keeping in view of the objectives of economy, optimal utilization of Government assets, and long-term financial sustainability of the Project.***
ii. ***Department/ DTTDC has clarified in their note that a detailed operation,***

maintenance, cleanliness, and upkeep strategy shall be incorporated separately to ensure sustainable operation of "Delhi Sadan" after construction. The requisite funds for operation and maintenance of Delhi Sadan shall be projected after completion of construction, under relevant head of tourism department under the revenue section. Therefore, Tourism department/ DTTDC shall prepare a comprehensive plan parallelly, during the design phase of the project, with a suitable revenue model, for operation and maintenance aspect including department's responsibility, manpower deployment, security arrangements, asset management, statutory compliance and operational readiness measures so as to ensure that the Delhi Sadan becomes fully functional immediately upon completion and handing over.

iii. The Administrative Department/ DTTDC shall ensure that all codal formalities/guidelines issued by CVC, orders/ Circulars/ instructions issued by Government of India and provisions of CPWD Manual/other relevant Government orders are strictly adhered while executing the work alongwith the compliance of guidelines/circular/OMs in respect of GeM for tendering and expenditure related matters.

iv. The Administrative Department/ DTTDC should also ensure that the estimates are prepared on the basis of prevailing DSR/DPAR rates.

v. The Administrative Department/ DTTDC shall ensure approval of the scheme and make adequate Budgetary provisions in relevant head of accounts as per the financial phasing of the project and authorization of funds from Finance (Budget) Department, GNCTD.

vi. The Administrative Department/ DTTDC shall also ensure that execution of project is of best quality and strictly adhere to the project timeline. 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.

vii. The Department/ DTTDC shall prepare a Detailed Project Report with the approval of the Competent Authority and also ensure that Project shall be completed as per approved scope at the sanctioned cost within the stipulated period. No cost escalation will be considered in future.

viii. The Administrative Department/ DTTDC shall ensure compliance of pre-sanction/post-sanction guidelines/ requirements relevant to the project 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.

ix. The Administrative department/ DTTDC to ensure 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 and also to abide by Government Orders for execution of Capital Projects/works issued vide no.(s) i.e. F:3/30/CS/2007/DS-IV/3051-64 dated 12th July 2011, F.No.PA-DSF(infra)/Misc./ 2010-11/DSIV/3037-50 dated 12.07.11, F.No.PA/DSF(Infra)/FD/ 2011-12/DSIV/3386-3400 dated-

25.07.2011, F.No. PA/DSF/Misc./ 2012-13/Exp-4/538-45 dated 17.5.2012 and corrigendum dated 23.5.2012.

4. The meeting ended with vote of thanks to the Chair.

Digitally signed by
Manoj Kumar V M
Date: 18-09-2026
15:39:05

(MANOJ KUMAR V M)
Jt. Secretary (Policy) / Link Officer

i. Secretary to the Hon'ble Chief Minister/ Minister-in-charge (Finance) for appraisal of the Hon'ble Chief Minister.
ii. Secretary to the Hon'ble Minister (Home) for appraisal of the Hon'ble Minister (Home).
iii. Secretary to the Hon'ble Minister (Tourism) for appraisal of the Hon'ble Minister (Tourism).
iv. Pr. Secretary, Public Works Department, 3rd floor, MSO building, ITO, Delhi.
v. Pr. Secretary, Department of Finance, Delhi Secretariat, New Delhi.
vi. Pr. Secretary, Home Department, Delhi Secretariat, New Delhi.
vii. Secretary, Tourism Department, Upar Bela Road, New Delhi- 110054
viii. Spl. Secretary, Department of Finance, Delhi Secretariat, New Delhi
ix. Pr. Director, FSL, Madhuban Chowk, Delhi
x. M.D., DTTDC, Delhi
xi. Director, Planning Department, Delhi Secretariat, New Delhi
xii. Engineer-in-Chief, PWD, 12th floor, MSO building, ITO, New Delhi.
xiii. Controller of Accounts (Finance), GNCTD.
xiv. Assistant Director (IT), Finance Department..... for uploading on the website.