

GHAZIABAD DEVELOPMENT AUTHORITY

INCOME & EXPENDITURE STATEMENT AT A GLANCE

(Rs. In Lacs)

S.No.	Details	Actual F.Y. 2024-25	Proposed/ Approved 2025-26	Actual April 2025 to Jan. 2026	Revised Budget 2025-26	Proposed 2026-27
(1)	(2)	(3)	(4)	(5)	(6)	(7)
A	Opening Balance	47844.88	119008.04	119008.04	119008.04	193084.04
B	Revenue Receipts	93036.23	154529.00	165857.63	176808.00	186827.00
C	Capital Receipts	72304.61	107813.00	43462.06	94963.00	162813.00
D	Total (B+C)	165340.84	262342.00	209319.69	271771.00	349640.00
E	Total(A+D)	213185.72	381350.04	328327.73	390779.04	542724.04
F	Revenue Expenditures	26720.51	35150.00	22812.19	30187.00	50392.00
G	Capital Expenditure	67457.17	178073.00	79468.18	167508.00	278308.00
H	Total (F+G)	94177.68	213223.00	102280.37	197695.00	328700.00
I	Closing Balance (E-H)	119008.04	168127.04	226047.36	193084.04	214024.04

Finance Controller

ए० के बाजपेयी
वित्त नियंत्रक

Secretary

विवेक कुमार मिश्र
सचिव

Vice Chairman

नन्द किशोर कलाल
उपाध्यक्ष
गा० वि० प्रा०, गाजि०

GHAZIABAD DEVELOPMENT AUTHORITY

REVENUE RECEIPT

Rs. In Lacs

S.No.	Code	Head	Actual F.Y. 2024-25	Proposed/ Approved 2025-26	Actual April 2025 to Jan. 2026	Revised Budget 2025-26	Proposed 2026-27
1	2	3	4	5	6	7	8
1	01	Income from Lease Rent & Others					
	01010	Lease Rent	219.92	300.00	236.50	280.00	400.00
	01020	Building Rent	17.67	30.00	19.54	25.00	30.00
	01030	Rent of Shop	16.99	30.00	9.70	20.00	30.00
	01040	Income From Community Center/Conference Hall	400.38	350.00	274.99	320.00	400.00
	01050	Others	47.90	50.00	85.47	100.00	100.00
		Total Rs.	702.86	760.00	626.20	745.00	960.00
2	02	Share of Registration Charges on Transfer/Sales of Properties (2% Stamp Duty)	10771.38	20000.00	7976.55	8500.00	25000.00
		Total Rs.	10771.38	20000.00	7976.55	8500.00	25000.00
3	03	Maintenance Charges					
		Water Fee/Road Cutting/Roller etc.	2172.21	2500.00	376.89	500.00	1000.00
		Total Rs.	2172.21	2500.00	376.89	500.00	1000.00
4	04	Interest Income					
	04010	Interest on Installments	208.37	500.00	0.00	250.00	500.00
	04020	Penal Intt. on Instalments	18.30	50.00	0.00	20.00	50.00
	04030	Interest on Investments	1527.08	1500.00	1027.14	1500.00	3000.00
	04040	Interest on SB/Flexi A/C	4876.44	4000.00	1935.18	2500.00	5000.00
	04050	Others	0.00	10.00	0.00	10.00	10.00
		Total Rs.	6630.19	6060.00	2962.32	4280.00	8560.00
5	05	Development Charges and Levies					
	05010	Building Plan Application Fee	1000.68	1000.00	571.63	700.00	1000.00
	05020	Compound Charges	3939.01	5000.00	4697.86	5000.00	10000.00
	05030	Surveyor's License Fee	0.11	1.00	205.89	210.00	210.00
	05040	Penalty by GDA (Non-Conforming Charges)	2.62	10.00	3.55	6.00	10.00
	05050	Development Fee	22896.69	24000.00	10584.47	11000.00	29100.00
	05055	Shelter Fees	3682.01	4000.00	4611.49	5000.00	5000.00
	05060	Betterment Charges/Strengthening Charges	823.28	800.00	935.89	1100.00	1200.00
	05070	Stacking Fee	296.78	300.00	287.55	320.00	400.00
	05080	Land Use Conversion Charges	0.15	5000.00	1056.55	1100.00	5000.00
	05085	Supervision Charges	2039.65	2200.00	670.05	800.00	1200.00
	05090	Completion Charges	0.25	1.00	0.28	1.00	1.00
	05091	Sale of F.A.R.	9169.09	10000.00	10229.25	12000.00	18000.00
	05092	Impact Fee	148.70	200.00	504.22	600.00	1500.00
	05093	Processing Fee	5.83	10.00	6.44	10.00	10.00
	05095	Others	1125.51	650.00	1490.34	1600.00	2500.00
	05096	Labour Cess	671.05	1000.00	0.00	200.00	1000.00
	05097	Connectivity Charges	0.00	1.00	0.00	1.00	1.00
	05098	Service Charges	0.00	1.00	0.09	1.00	1.00
	05099	Sub division/Amalgamation Charges	1801.83	2000.00	930.72	1050.00	2000.00
		Total Rs.	47603.24	56174.00	36786.27	40699.00	78133.00
6	06	Other Incomes					
	06010	Sales of Master Plan Book/tender Form	14.30	15.00	45.58	50.00	60.00
	06030	Brochure/Other Form	12.92	20.00	15.65	20.00	20.00
	06040	Registration of Contractors/Suppliers/Architects	11.74	15.00	3.09	10.00	15.00
	06050	Scrape Sale	1.72	1.00	0.00	1.00	1.00
		Total Rs.	40.68	51.00	64.32	81.00	96.00

GHAZIABAD DEVELOPMENT AUTHORITY

REVENUE RECEIPT

Rs. In Lacs

S.No.	Code	Head	Actual F.Y. 2024-25	Proposed/ Approved 2025-26	Actual April 2025 to Jan. 2026	Revised Budget 2025-26	Proposed 2026-27
1	2	3	4	5	6	7	8
7	07	Income by Deduction (Refund)					
	07010	Plot	22.56	30.00	3.47	10.00	25.00
	07020	Building	48.02	50.00	35.88	40.00	50.00
		Total Rs.	70.58	80.00	39.35	50.00	75.00
8	08	Income from Levy					
		Levy on Non-Construction	388.51	400.00	14.32	30.00	100.00
		Total Rs.	388.51	400.00	14.32	30.00	100.00
9	09	Transfer/Mutation fee					
		Transfer Fee (Mutation Fee)	1108.58	1100.00	1091.16	1200.00	1500.00
		Total Rs.	1108.58	1100.00	1091.16	1200.00	1500.00
10	10	Penalty by Court					
		Penalty by Court	0.00	100.00	0.00	20.00	100.00
		Total Rs.	0.00	100.00	0.00	20.00	100.00
11	11	Earnest/Registration Money					
	11010	Security Deducted-Contractors	513.76	600.00	440.42	550.00	800.00
	11020	Security From Employees	0.00	1.00	0.00	1.00	1.00
	11030	Regn. Money-Plots/Building/Others	240.18	600.00	2189.99	2400.00	3500.00
	11050	Registration of Shop/Kiosks/EMD	18891.87	17000.00	45023.46	47000.00	50000.00
		Total Rs.	19645.81	18201.00	47653.87	49951.00	54301.00
12	12	Other Incomes					
		Others (R.T.I., Maint. Service Restoration Charges & Sale of Plants)	961.65	1103.00	204.83	252.00	502.00
		Total Rs.	961.65	1103.00	204.83	252.00	502.00
13	13	Free Hold Charges	355.75	500.00	204.55	250.00	500.00
		Total Rs.	355.75	500.00	204.55	250.00	500.00
14	70-A	Land Payment (Income)	2584.79	2500.00	200.00	250.00	1000.00
		Total Rs.	2584.79	2500.00	200.00	250.00	1000.00
15	15	Income Tax Refund received	0.00	45000.00	67657.00	70000.00	15000.00
		Total Rs.	0.00	45000.00	67657.00	70000.00	15000.00
		Grand Total Rs.	93036.23	154529.00	165857.63	176808.00	186827.00

GHAZIABAD DEVELOPMENT AUTHORITY
CAPITAL RECEIPT

Rs. In Lacs

S.No.	Code	Head	Actual F.Y. 2024-25	Proposed/ Approved 2025-26	Actual April 2025 to Jan. 2026	Revised Budget 2025-26	Proposed 2026-27
1	2	3	4	5	6	7	8
1	50-51	Sales of Plot/Land/Building/Shop					
	50010	Sale of Plots-Residential	8635.01	35000.00	21862.53	28000.00	60000.00
	50020	Sale of Plots-Commercial	13811.94	20000.00	6567.91	8000.00	40000.00
	50030	Sale of Plots-Bulk	0.00	1.00	0.00	1.00	1.00
	51010	Sale of Building- Residential	8909.92	10000.00	7745.87	10000.00	10000.00
	51030	Sale of BIG-Shops/Commercial	10.68	200.00	178.29	300.00	300.00
	51040	Other/Bulk Sale (Commercial)	0.00	100.00	4518.71	5500.00	8000.00
	51050	Sale of Rented Properties	80.06	500.00	356.61	500.00	500.00
		Total Rs.	31447.61	65801.00	41229.92	52301.00	118801.00
	51060	PMAY	857.00	1500.00	1086.00	1250.00	1500.00
		Total Rs.	857.00	1500.00	1086.00	1250.00	1500.00
2	54	Loan Receipts					
	54010	Debentures & Bonds	0.00	1.00	0.00	1.00	1.00
	54020	State Government	40000.00	40000.00	0.00	40000.00	40000.00
	54030	Financial Institution & Banks	0.00	1.00	0.00	1.00	1.00
	54040	Other/NCRPB	0.00	7.00	0.00	7.00	7.00
		Total Rs.	40000.00	40009.00	0.00	40009.00	40009.00
3	55	Recovery of Loans					
	55010	Housing Loan	0.00	1.00	0.02	1.00	1.00
	55020	Vehicle Loan	0.00	1.00	0.00	1.00	1.00
	55030	HPDA	0.00	500.00	0.00	200.00	500.00
		Total Rs.	0.00	502.00	0.02	202.00	502.00
4	56	Government Grants	0.00	1.00	0.00	1.00	1.00
		Total Rs.	0.00	1.00	0.00	1.00	1.00
5	58	Deposit Works	0.00	0.00	1146.12	1200.00	2000.00
		Total Rs.	0.00	0.00	1146.12	1200.00	2000.00
		Grand Total Rs.	72304.61	107813.00	43462.06	94963.00	162813.00

SUMMARY

	Actual F.Y. 2024-25	Proposed/ Approved 2025-26	Actual April 2025 to Jan. 2026	Revised Budget 2025-26	Proposed 2026-27
Revenue Receipt	93036.23	154529.00	165857.63	176808.00	186827.00
Capital Receipt	72304.61	107813.00	43462.06	94963.00	162813.00
Total	165340.84	262342.00	209319.69	271771.00	349640.00

GHAZIABAD DEVELOPMENT AUTHORITY

REVENUE EXPENDITURE

Rs. In Lacs

S.No.	Code	Head	Actual F.Y. 2024-25	Proposed/ Approved 2025-26	Actual April 2025 to Jan. 2026	Revised Budget 2025-26	Proposed 2026-27
1	2	3	4	5	6	7	8
1	24	Establishment Cost					
	24140	Salary	4262.86	5000.00	3331.05	4000.00	4000.00
	24150	Wages	0.00	1.00	0.00	1.00	1.00
	24160	Pension Fund	860.50	1000.00	778.59	1000.00	1000.00
	24170	C.P.F (Contribution)	3834.91	4120.00	56.03	2000.00	5000.00
	24180	G.I.S.	3.48	5.00	1.67	3.00	4.00
	24190	Medical Reimbursement	99.83	150.00	38.38	100.00	150.00
	24210	Honorarium	27.28	200.00	108.51	150.00	300.00
	24220	Bonus	39.49	50.00	34.67	40.00	50.00
	24230	Leave Encashment	699.68	750.00	274.96	500.00	500.00
	24250	G.P.F./Others	11.18	20.00	8.01	10.00	15.00
	24270	Gratuity	991.32	1000.00	306.82	500.00	600.00
		Total Rs.	10830.53	12296.00	4938.69	8304.00	11620.00
2	25	Training, Work Shop & Consultancy	234.95	300.00	236.05	300.00	500.00
		Total Rs.	234.95	300.00	236.05	300.00	500.00
3	26	Vehicle Running					
	26010	Repair & Maintenance	161.37	220.00	200.92	220.00	250.00
	26020	P.O.L/Others	87.51	150.00	75.67	100.00	100.00
		Total Rs.	248.88	370.00	276.59	320.00	350.00
4	27	Administration Cost					
	27010	Legal Expenses (Court)	253.06	1000.00	739.19	1000.00	1000.00
	27020	Stationery Expenses	15.93	30.00	19.60	30.00	35.00
	27030	Printing	18.64	50.00	25.23	50.00	50.00
	27040	Uniform	0.06	1.00	0.00	1.00	10.00
	27050	Telephone	9.90	20.00	7.00	10.00	15.00
	27060	Electricity	42.50	80.00	36.37	60.00	80.00
	27080	House & Water Tax	250.00	300.00	0.00	300.00	300.00
	27090	Postage	4.39	6.00	5.47	6.00	6.00
	27100	Entertainment, Refreshment & Meeting	15.09	20.00	11.07	20.00	20.00
	27110	Audit Fee	0.00	1.00	0.00	1.00	1.00
	27120	Library News Paper Etc.	0.31	1.00	0.22	1.00	1.00
	27130	Purchase of Revenue Stamps	0.00	1.00	0.00	1.00	1.00
	27150	Sports	0.50	5.00	0.00	5.00	5.00
	27160	Travelling Charges	15.42	20.00	9.97	15.00	20.00
	27180	Computer Software & Other	17.15	30.00	3.91	10.00	20.00
	27190	Publicity of Various Schemes	220.95	500.00	243.78	500.00	1000.00
	27200	Awas Bandhu U.P. Govt.	50.42	55.00	50.00	55.00	55.00
	27210	Function, Inaugurations & Welcome/Farewell	3.99	15.00	3.52	15.00	15.00
	27220	Miscellaneous Expenses	16.29	65.00	44.52	65.00	150.00
	28	Office Equipments	27.87	55.00	49.22	55.00	60.00
		Total Rs.	962.47	2255.00	1249.07	2200.00	2844.00

GHAZIABAD DEVELOPMENT AUTHORITY

REVENUE EXPENDITURE

							Rs. In Lacs
S.No.	Code	Head	Actual F.Y. 2024-25	Proposed/ Approved 2025-26	Actual April 2025 to Jan. 2026	Revised Budget 2025-26	Proposed 2026-27
1	2	3	4	5	6	7	8
5	29	Repair & Maintenance (Civil, Elect. Etc.)					
	29010	Office Building	307.13	400.00	227.18	300.00	300.00
	29020	Residential Building	40.71	50.00	18.70	50.00	50.00
	29030	Drainage	116.71	100.00	25.51	100.00	100.00
	29040	Sewage	394.45	300.00	110.59	300.00	300.00
	29045	Water Supply	900.57	1000.00	799.12	1000.00	1000.00
	29050	Electrical Maintenance	75.31	50.00	21.82	40.00	50.00
	29060	Computer Maintenance	356.45	400.00	339.80	400.00	500.00
	29080	Horticulture Maintenance etc.	687.65	700.00	217.08	400.00	1000.00
	29090	Other Big. Community Centres Hostel etc.	13.55	25.00	12.00	20.00	25.00
	29095	Colonies of Dev. Authority Area	1084.53	750.00	632.73	750.00	750.00
		Total Rs.	3977.06	3775.00	2404.53	3360.00	4075.00
6	31	Survey Expenses	5.24	100.00	8.65	50.00	100.00
		Total Rs.	5.24	100.00	8.65	50.00	100.00
7	34	Refund of Security/Regn. Amount					
	34010	Refund of Security of Contractors	918.08	1000.00	456.29	550.00	800.00
	34020	Refund of Security of Employees	0.00	1.00	0.00	1.00	1.00
	34030	Registration Amount of Building	0.00	1.00	0.00	1.00	1.00
	34040	Registration/Earnest Money	9543.30	15000.00	13171.28	15000.00	30000.00
	34050	Refund of Security on Community Center/G.House	0.00	1.00	0.00	1.00	1.00
		Total Rs.	10461.38	16003.00	13627.57	15553.00	30803.00
8		Tax Paid/T.D.S./G.S.T./Bank Charge	0.00	51.00	71.04	100.00	100.00
		Total Rs.	0.00	51.00	71.04	100.00	100.00
		Grand Total	26720.51	35150.00	22812.19	30187.00	50392.00

GHAZIABAD DEVELOPMENT AUTHORITY

CAPITAL EXPENDITURE

Rs. In Lacs

S.No.	Code	Head	Actual F.Y. 2024-25	Proposed/ Approved 2025-26	Actual April 2025 to Jan. 2026	Revised Budget 2025-26	Proposed 2026-27
1	2	3	4	5	6	7	8
1	70	Land Payments	3664.94	111800.00	40899.30	104000.00	150000.00
		Total Rs.	3664.94	111800.00	40899.30	104000.00	150000.00
2	71	Purchase of Fixed Assets					
	71010	Mechanical Equipments	148.50	175.00	15.73	175.00	200.00
	71020	Purchase of Jeep/Car	55.57	75.00	28.09	75.00	100.00
		Total Rs.	204.07	250.00	43.82	250.00	300.00
3	72-74	Construction/Development Work					
	72,73,74	Development/Construction/Store/Metro	7179.17	26000.00	8546.28	18000.00	100000.00
	74-A	PMAY	4653.91	4000.00	3218.06	3800.00	4000.00
		Total Rs.	11833.08	30000.00	11764.34	21800.00	104000.00
4	75	Loans & Advances					
	75	Employees-Loans	0.00	1.00	0.00	1.00	1.00
	76	Employees-Advances	17.90	20.00	0.00	5.00	5.00
	76010	Advance to Metro/Contractor/Supp/Other Dept.	0.00	1.00	0.00	1.00	1.00
		Total Rs.	17.90	22.00	0.00	7.00	7.00
5	78	Repayment of Loans	31283.00	26200.00	20140.13	26200.00	8500.00
	78-A	Interest on Loan	4097.00	1700.00	795.18	1700.00	600.00
		Total Rs.	35380.00	27900.00	20935.31	27900.00	9100.00
6	79	Refund of Deposits					
	79010	Refund on Cancel/Surrender-Plots	372.50	2000.00	1892.44	2000.00	2000.00
	79020	Refund on Cancel/Surrender-Buildings-Commercial	557.26	600.00	355.62	400.00	500.00
	79030	Refund as per Court Order	427.42	500.00	77.35	150.00	400.00
		Total Rs.	1357.18	3100.00	2325.41	2550.00	2900.00
7	80	Future Maintenance (Facilitation Services paid to Nagar Nigam)	15000.00	5000.00	3500.00	10000.00	10000.00
		Total Rs.	15000.00	5000.00	3500.00	10000.00	10000.00
8	81	Deposit Works	0.00	0.00	0.00	1000.00	2000.00
		Total Rs.	0.00	0.00	0.00	1000.00	2000.00
9	82	Contribution to U.P. Infra Dev. Fund	0.00	1.00	0.00	1.00	1.00
		Total Rs.	0.00	1.00	0.00	1.00	1.00
		Grand Total Rs.	67457.17	178073.00	79468.18	167508.00	278308.00

SUMMARY

	Actual F.Y. 2024-25	Proposed/ Approved 2025-26	Actual April 2025 to Jan. 2026	Revised Budget 2025-26	Proposed 2026-27
Revenue Expenditure	26720.51	35150.00	22812.19	30187.00	50392.00
Capital Expenditure	67457.17	178073.00	79468.18	167508.00	278308.00
Total	94177.68	213223.00	102280.37	197695.00	328700.00