

F. No. 2C(6)/8/2010-PPP
Government of India
Ministry of Finance
Department of Economic Affairs
Infrastructure Finance Secretariat
Infrastructure Support & Development Division
Private Investment Unit (PIU)

5th Floor, Jawahar Vyapar Bhawan,
Tolstoy Marg, New Delhi
Dated 8th July 2024

Office Memorandum

Record of Discussion of the 22nd Meeting of the Approval Committee to consider support under the IIPDF Scheme to the proposal of Delhi Police, Government of Delhi for the Development of affordable housing units for Delhi Police Personnel at Dheerpur, Delhi on PPP mode – reg.

The undersigned is directed to forward the Record of Discussion of the 22nd Meeting of the Approval Committee to consider support under the IIPDF Scheme to the proposal of the Delhi Police Establishment (Ministry of Home Affairs - MHA) for the development of affordable housing units for Delhi Police Personnel at Dheerpur, Delhi on PPP mode, held on 2nd July 2024 for information and necessary action.

2. This issues with the approval of the Competent Authority.


(Dr. Kartik Agrawal) 8/7/24

Deputy Director
011 2370 1034

To,

- i. Shri. Partha Sarathi Reddy, Adviser, NITI Aayog
- ii. Shri. K. Ramesh, DCP, Delhi Police
- iii. Sr. PPS to JS (ISD)

Copy for information:

The Secretary, Ministry of Home Affairs, North Block, New Delhi

Record of Discussion of the 22nd Meeting of the Approval Committee to consider support under the IIPDF Scheme to the proposal of Delhi Police, Government of Delhi for the Development of affordable housing units for Delhi Police Personnel at Dheerpur, Delhi on PPP mode.

1. The 22nd Meeting of the Approval Committee (AC) chaired by the Joint Secretary, ISD Division, Department of Economic Affairs (DEA) was held on 2nd July 2024 at 1130 hours to consider support under the IIPDF Scheme to the proposal of Delhi Police Establishment (MHA) for the development of affordable housing units for Delhi Police Personnel at Dheerpur, Delhi on PPP mode. The list of participants (attendees) is placed in **Annexure – I**.

2. Project Overview:

A brief overview of the project is provided below:

Project Name	Development of affordable housing units for Delhi Police Personnel at Dheerpur, Delhi on PPP mode
Purpose of Assistance	PPP Transaction Advisory (TA) Costs
Sector	Social & Commercial Infrastructure
Project Sponsoring Authority	Delhi Police Establishment (MHA)
Location	Delhi
PPP Mode Envisaged	Design Build Finance Operate and Transfer (DBFOT)
Estimated TA Costs	Rs. 3.776 Cr inclusive of GST
Payment Milestone Proposed	As per the IIPDF Scheme
IIPDF contribution sought (%)	100%
Current Status	TA is yet to be onboarded

3. On behalf of the Chair, the Deputy Director (DEA) welcomed the attendees to the 22nd Meeting of the Approval Committee and informed that the project proposal has been received from the Delhi Police Establishment (MHA) seeking funding to the tune of Rs. 3.776 Cr inclusive of GST for development of affordable housing units for Delhi Police personnel at Dheerpur, Delhi on PPP mode. The Deputy Director (DEA) further informed that the proposal has been duly circulated to all members of the AC and with the permission of the Chair, Delhi Police was invited to make a presentation on the proposal.
4. A presentation was made by the Delhi Police, wherein the following was informed:

- i. The said project was initiated in 2010 and appraised by the PPPAC in its 42nd meeting. The project encompassed residential, non-residential zones, common infrastructure and utilities shared by all zones. It was further informed that the concession period was for 25 years including 3 years for construction and the remainder for Operation & Maintenance. The annuity sought by the Concessionaire was the bid criterion. The project had then been successfully bid out on 18.01.2012 and the concession agreement was signed on 9.04.2012. However, the project was terminated in 2021 as the concessionaire had been unable to achieve financial closure despite being given ample extension. The reason cited for the failure of the project was the lead lenders' inability to lend to the project due to certain issues regarding clearances pertaining to the land parcel. However, all these clearance issues have now been resolved.
- ii. At present, the Delhi Police personnel housing satisfaction level is at 19.92% which is very low. It is essential that this satisfaction level be brought upto 40% as per the requirements. The type-wise requirements of housing and availability are as follows:

Sanctioned Strength of Personnel	94249		
Actual Strength	82856		
Type	Housing Requirement	Availability of Houses	Proposed No. of Houses to be developed through the current project proposal
I	46000	5400	-
II	28500	8150	3910
III	6800	1900	700
IV	1530	800	250

- iii. Given the dire need for housing for Delhi Police personnel, the Delhi Police Establishment approached the NBCC to take up the project, however, not much headway in this regard was received.
- iv. Accordingly, the Delhi Police Establishment now intends to undertake this project on PPP mode again. To this end, they have identified a land parcel of 60 acres at Dheerpur, Delhi. Out of this land, 19.33 acres is mandatorily green, and construction is allowed on the remaining 41.67 acres. Additional facilities to be built include Schools, Shopping Complex, Community Facilities, Dispensary, STP etc. The proposed affordable housing complex

is expected to house more than 25,000 people comprising families of Delhi Police personnel.

- v. Delhi Police also informed that since more than a decade has passed, therefore, the project contours, including technical specifications, costs – both Capex and/or OPEX etc., have undergone substantial changes. Therefore, it is required that project structuring may be undertaken afresh, and various project contours may be reassessed basis their utility and viability at present.
 - vi. It was further informed that the FAR for the land parcel had substantially been increased, therefore, complete reframing of the master plan may be required.
5. After the presentation, the following points were discussed with the permission of the Chair:
- i. It was enquired whether all clearances have been obtained for the land parcel.
 - ii. Has framing of ToR for TA been done to avoid duplication of work already done by the previous TA.
6. Delhi Police Establishment submitted the following responses: -
- i. All the relevant clearances were in place and it will be reviewed if any extension of the clearances is required. Delhi Police will ensure providing relevant clearances for this project.
 - ii. ToR for the Transaction Advisor shall be made with due care to avoid duplication of work. However, because of passing of substantial time after preparation of original proposal, enhanced FAR and increased number of houses, TA has to largely work on end-to-end support inter-alia pre-feasibility studies, the financial and technical viability of proposed projects, Preparation of Concept Drawings and Preliminary estimates, financial modelling, preparation of Request for Proposal documents, assistance in market sounding and bid process management till the signing of the agreement, etc.
 - iii. It is submitted that the extant project proposal had been appraised by the PPPAC, which is the apex body for the appraisal of central sector PPPs, in

the first instance. Furthermore, this is a one-of-a-kind proposal and given the acute shortage of affordable housing facilities for the Delhi Police personnel, it was essential that this project be developed at the earliest. The project had the potential of being scaled up and if successful, it could be easily replicated to take up more such projects in PPP mode. This is a welfare infrastructure project being proposed on PPP mode and therefore, the same may be considered for support under the IIPDF Scheme.

7. In light of the above deliberations and responses of the Delhi Police Establishment, AC unanimously decided to approve funding for the hiring of TA for undertaking the development of affordable housing units for Delhi Police Personnel at Dheerpur, Delhi on PPP mode, subject to the following:
 - i. Funding for TA expenses under the IIPDF Scheme is approved up to Rs. 3.776 Cr inclusive of taxes.
 - ii. Actual disbursement under the IIPDF Scheme shall be upto the maximum of funding approved or actual cost quoted by the TA, whichever is less, subject to accomplishment of milestones and fulfilment of other conditions under the IIPDF Scheme.
 - iii. The scope of work for the TA to be brought out clearly in the RFP as the project had been bid out earlier successfully.
 - iv. The payment milestones specified under the IIPDF Scheme will be followed.
 - v. All conditions of the IIPDF Scheme shall be complied with by the Delhi Police Establishment.
8. The meeting ended with a vote of thanks to the Chair.

Annexure – I

List of attendees of the 22nd Meeting of the Approval Committee to consider support under the IIPDF Scheme to the proposal of Delhi Police Establishment (Ministry of Home Affairs - MHA) for the development of affordable housing units for Delhi Police Personnel at Dheerpur, Delhi on PPP mode, held on 2nd July 2024.

1. Department of Economic Affairs, Ministry of Finance

1. Shri Baldeo Purushartha, JS(ISD) – in Chair
2. Shri Rahul Singh, Joint Director
3. Dr. Kartik Agrawal, Deputy Director
4. Shri Dhruv Rohatgi, OSD
5. Shri Gaurav Jumrani, Consultant

2. NITI Aayog

1. Shri Partha Sarathi Reddy, Adviser (PPP)

3. Delhi Police, Government of Delhi

1. Shri K. Ramesh, DCP, Land and Building Cell, Delhi Police Establishment