F. No. 01/06/2026-PIU
Government of India
Ministry of Finance
Department of Economic Affairs
Infrastructure Finance Secretariat
ISD Division
*****

5th Floor, STCs Building,
Janpath New Delhi
Dated: 9th November 2026

Record of Discussion

Subject: Record of Discussion of the 154th meeting of the PPPAC for considering Ministry of Home Affairs (MHA) proposal for 'Construction of Housing units for Delhi Police at Dheerpur on Public Private Partnership (PPP)'.

Reference: 154th meeting of the PPPAC held on 31st October 2026.

Sir/ Madam,

The undersigned is directed to forward the Record of Discussion of the 154th meeting of the PPPAC held on 31st October 2026 under the chairmanship of Secretary (EA) for information and necessary action.

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

Rahul Singh

(Rahul Singh)
Director
011-23701024

To,

1. **Secretary, Ministry of Home Affairs, New Delhi**
2. **Secretary, Department of Expenditure, New Delhi**
3. **CEO, NITI Aayog, Yojana Bhawan, New Delhi**
4. **Secretary, Department of Capital Development, Ministry of Housing and Urban Affairs, New Delhi**
5. **Secretary, Department of Legal Affairs, Shastri Bhawan, New Delhi.**

Copy to:

1. **Sr. PPS to Secretary (EA)**
2. **PPS to JS (IFS)**

Record of Discussion of the 154th meeting of the PPPAC for considering the project proposal 'Construction of Housing units for Delhi Police at Dheerpur on Public Private Partnership (PPP)'.

1. The 154th meeting of the PPPAC was held on 31st October 2026 at 10:30 AM under the Chairmanship of Secretary (EA) to consider the proposal of Ministry of Home Affairs (MHA), 'Construction of Housing units for Delhi Police at Dheerpur on PPP'. List of attendees is placed at **Annexure-I.**

2. With the permission of Secretary (EA), Joint Secretary (IFS) welcomed all the attendees to the meeting. MHA officials made detailed presentations on the project.

3. The details of the proposal are as given below:

<table>
<tr><th>S.No.</th><th>Item</th><th>Description</th></tr>
<tr><td>1.</td><td>Name of the Project</td><td>Construction of Housing units for Delhi Police at Dheerpur on Public Private Partnership (PPP)</td></tr>
<tr><td>2.</td><td>Type of PPP (BOT, BOOT, BOLT, OMT etc.)</td><td>Hybrid Annuity Mode (Ham)</td></tr>
<tr><td>3.</td><td>Location (State/District/Town)</td><td>Delhi, Dheerpur</td></tr>
<tr><td>4.</td><td>Administrative Ministry/ Department</td><td>Ministry of Home Affairs, Government of India</td></tr>
<tr><td>5.</td><td>Sponsoring Authority</td><td>DCP L&B, Delhi Police</td></tr>
<tr><td>6.</td><td>Implementing Agency</td><td>Delhi Police</td></tr>
<tr><td>7.</td><td>Brief description of the project</td><td>Development of 4851 housing units of Type-2, Type-3 and Type-4 configuration along with ancillary infrastructure for Delhi Police on Hybrid Annuity Mode.</td></tr>
<tr><td>8.</td><td>Estimated capital costs with break-up under major heads of expenditure.</td><td><table><tr><th>Particulars</th><th>Cost (in INR Crore)</th></tr><tr><td>Total Construction Cost</td><td>2,999.79</td></tr><tr><td>Pre Construction Expenses (1% of Capex)</td><td>30.00</td></tr><tr><td>Financing Expenses (0.5% of Debt)</td><td>6.30</td></tr><tr><td>Interest During Construction</td><td>191.36</td></tr><tr><td>Estimated Project Cost</td><td>3,227.48</td></tr><tr><td>Bid Project Cost</td><td>3,850.00</td></tr></table></td></tr>
<tr><td>9.</td><td>Financial Viability</td><td>FIRR: 12%</td></tr>
<tr><td>10.</td><td>Land Acquisition status and other clearances</td><td>Land is in possession of Delhi Police
Zonal plan is approved
Environmental clearances needs to be procured</td></tr>
<tr><td>11.</td><td>Bidding process</td><td>Single Stage two envelope</td></tr>
<tr><td>12.</td><td>Bidding parameter</td><td>Lowest Bid Project Cost</td></tr>
</table>

4. The project envisages the development of 4,851 housing units for Delhi Police personnel at Dheerpur, New Delhi, under the Hybrid Annuity Mode (HAM). The project seeks to address the shortage of Type II, Type III and Type IV housing units and improve the housing satisfaction level of Delhi Police personnel. Under the proposed arrangement, the selected concessionaire will design, finance, construct, operate and maintain the project over an 18-year concession period, comprising three years for construction and 15 years for operation and maintenance. The housing complex will be transferred to Delhi Police at the end of the concession period.

5. The estimated project cost is ₹3,227.48 crore, while the Bid Project Cost is ₹3,850 crore. The Government of India will provide 40% of the Bid Project Cost, amounting to ₹1,540 crore, as construction-period support. The concessionaire will finance the remaining 60%, amounting to ₹2,310 crore, to be recovered through 30 semi-annual annuity payments.

6. Following the presentation, the Chair invited the PPPAC members to offer their observations and comments on the proposal. **MoHUA** and **DoLA** supported the proposal and had no further comments.

7. The observations raised by **PD NITI Aayog** and the responses thereto by MHA are given below:

i. **The responsibility for obtaining key statutory approvals and clearances may be assigned to the Authority, considering the delays encountered in the previous project. The PSA may examine the feasibility of obtaining the requisite approvals before inviting bids, while the Concessionaire may remain responsible for submitting the necessary designs and technical proposals.**

Response: The suggestion was noted. The Authority will facilitate the process of obtaining the requisite statutory approvals and clearances.

ii. **The definition and scope of Project Facilities under Schedule B of the Draft Concession Agreement (DCA) may be clarified. The facilities to be developed by the Concessionaire should be clearly specified to ensure a common understanding of the project scope and the Concessionaire's obligations, and to minimise the possibility of differing interpretations or disputes after the award of the project. The DCA may accordingly be revised.**

Response: The suggestion was noted. The PSA shall review and suitably clarify the definition and scope of Project Facilities under Schedule B of the DCA to clearly specify the facilities to be developed by the Concessionaire before finalisation of the DCA.

iii. **Has the permissible FAR within the existing land parcel been fully optimised, particularly given the metro connectivity? Could the enhanced FAR provisions under the TOD policy, applicable within a 500-metre radius of metro stations, be utilised for further optimisation?**

Response: It was clarified that the permissible built-up area is approximately 4.85 lakh sq. m., of which approximately 4.70 lakh sq. m. has been utilised in the proposed development, leaving a balance of around 15,000 sq. m. The proposed dwelling unit density is approximately 199.79 units per hectare, close to the prescribed limit of 200 units per hectare. The Authority will reconfirm the applicability of the enhanced FAR provisions under the TOD policy.

iv. **The DCA refers to Schedule J for issuance of the Completion Certificate and Provisional Completion Certificate; however, the Schedule is not included in the document. The reference may either be removed or the relevant Schedule, containing the prescribed certificate formats, incorporated into the DCA to ensure completeness and avoid ambiguity.**

Response: The suggestion was noted. The PSA shall review the relevant provisions and suitably address the omission.

v. **The provision for approval of specifications by the Special Commissioner of Police may be clarified, as technical standards fall within the purview of the relevant technical authorities. The authority responsible for prescribing and approving such standards may be clearly identified in the DCA.**

Response: The suggestion was noted. It was clarified that the committee responsible for approving the specifications will include representatives of the relevant technical authorities and will be chaired by the Special Commissioner of Police. The DCA will clearly specify the constitution and composition of the committee.

8. The observations of **Department of Expenditure** were read by **Director, DEA** and the responses thereto by MHA are given below:

i. **The suitability of the HAM model, particularly for projects that do not generate revenue, requires detailed examination. In this regard, this Department had sought a comparative assessment of the project's life-cycle costs under the EPC and HAM models. However, the information provided does not adequately address the comparison sought.**

Response: The PSA shall provide a comparative assessment of the project's life-cycle costs under the EPC and HAM models that adequately addresses the observations of the Department of Expenditure.

ii. **As per paragraph 6.2 of the PPPAC Memo, a Government of India guarantee of ₹3,678 crore is being sought. The response provided does not adequately address the justification for seeking the guarantee or its proposed terms and conditions. The PSA may provide a detailed clarification on these aspects.**

Response: It was clarified, that there is no Government guarantee for the project proposal. The PSA to provide a detailed clarification on the same.

iii. **A comparison of the carpet area and built-up area of the proposed project with those of the Tyagraj project indicates that the built-up area is relatively high. The PSA may examine the scope for rationalising the built-up area.**

Response: It was clarified that the built-up area includes parking and utility spaces in addition to the residential units. The provision of a stilt floor and three podium levels accounts for the difference between the carpet area and the overall built-up area.

iv. **There is scope for monetisation of 10 acres of land. The proposed treatment of the monetisation proceeds may be clarified, including whether these could be assigned to the HAM concessionaire to reduce the Government's financial commitment.**

Response: The suggestion was noted. The proposal for utilising the proceeds generated through monetisation of the earmarked 10 acres of land towards reducing the overall project cost will be examined.

9. The observations made by the **Chair** and the responses thereto by MHA are given below:

i. **How does the current project structuring differ from the previous project? Given that the earlier project did not fail due to inherent issues with its structure, what specific changes have been introduced?**

Response: It was clarified that the overall project structure remains largely unchanged. Under the previous arrangement, the Concessionaire could not achieve financial closure despite being given adequate time, leading to termination of the contract in 2021. The principal change is the reduction of the O&M period from 25 years to 15 years, in line with the standard HAM framework. It was further explained that a longer O&M period could weaken the Concessionaire's incentive to remain engaged once a substantial portion of its financial returns has been realised. The revised period is intended to maintain the Concessionaire's engagement throughout the O&M phase.

ii. **What is the proposed plan for the remaining 10 acres of land earmarked for commercial development?**

Response: It was clarified that the 10-acre land parcel is proposed to be monetised through auction, with an estimated revenue realisation of approximately ₹600 crore. The proposed

development includes social and commercial infrastructure, such as school and a shopping mall. Delhi Police will undertake the auction, and the proceeds will be shared with the Government. The revenue is proposed to be utilised to partly offset the Government's expenditure on the housing project.

iii. **Given its strategic location adjacent to the metro station, the 10-acre land parcel may offer scope for a development structure that better realises its value. The feasibility of developing it as a separate project may therefore be explored.**

Response: The suggestion was noted. The PSA shall explore the feasibility of developing the land parcel as a separate project, taking into account its location and development potential.

iv. **Has the project been examined for compliance with the applicable Master Plan and TOD policy, including the scope for optimising FAR?**

Response: It was stated that the proposal would be re-examined in consultation with DDA and Delhi Police to assess the scope for optimising the development potential of the land.

10. **Recommendations:**

In view of the observations and deliberations outlined above, MHA is requested to revise the project proposal accordingly and resubmit the same for consideration by the PPPAC.

Annexure-I

List of the attendees of the 154th meeting of the PPPAC for considering 'Construction of Housing units for Delhi Police at Dheerpur on PPP' by MHA.

I. **Department of Economic Affairs**
1. Ms. Anuradha Thakur, Secretary (EA)
2. Ms. Laya Madduri JS (IFS)
3. Shri. Rahul Singh, Director (PIU)
4. Shri. Anurag Gautam, Assistant Director (PIU)
5. Shri. Rajender Singh, Section Officer (PIU)
6. Shri. Abhinay Gaikwad, YP

II. **NITI Aayog**
1. Shri. Partha Sarathi Reddy, Program Director, NITI Aayog

III. **Department of Legal Affairs**
1. Shri. Satish Kumar Singh, Assistant Legal Adviser

IV. **Ministry of Housing & Urban Affairs**
1. Shri. Shiv Kumar Reddy, SE, CPWD

V. **MHA**
1. Shri. Nitesh Vyas, Additional Secretary (UT)
2. Shri. P Manoj Kumar, Joint Secretary (UT)
3. Shri. Ravi Kumar Choudhary, Deputy Secretary (Delhi Police) MHA
4. Shri. Mohammad Ali, IPS, Addl. CP/ GA, Delhi Police