

Note on PPP Projects of Delhi Police

Dheerpur Housing Complex and Construction of PHQ at Parliament Street are two PPP projects of Delhi Police approved by Public Private Partnership Appraisal committee (PPPAC) on 19.4.2011 at a total project cost of Rs.790.58 cr. and Rs.202 cr. respectively.

1. Dheerpur Housing Complex:

With a view to increase the housing satisfaction level of Delhi Police personnel, this project envisages construction of 5202 houses including Type-II, Type-III and Type-IV at Dheerpur, Delhi on a plot area of 60 acres along with associated infrastructure, namely, schools, community facilities, Banquet Hall, Anganwadi, Dispensary etc.

Delhi Police is responsible to provide land for the project and to give requisite approvals for design of the project etc. The private partner is responsible for construction, financial operations, handing over and also for maintaining the Complex for 25 years. In other words, the Concessionaire shall be obligated and responsible for construction, operation and maintenance of the residential zone and common infrastructure and utilities. In respect of non-residential zone, commercial facilities and revenue generating social infrastructure, namely, education, shopping and community facilities, will be provided by the Concessionaire, who also has the right to collect, retain and appropriate any fee from the occupiers and users of non residential zone.

Tender was floated by Delhi Police in 2011 with the contours of number of houses, sq. ft. of construction and level of maintenance and five parties participated in the tender. After L1 clearance, SPV was formed by M/s Punj Lloyd and the Concessionaire Agreement was signed by Delhi Police with M/s Punj Lloyd Infrastructure Limited on 9th April, 2012. M/s Nelson Planning & Design Pvt. Ltd. has been appointed as Independent Engineer for Dheerpur Housing Complex through open tender after following all codal formalities. The project is proposed to be completed in 885 days from the date of signing of the Agreement.

2. Construction of PHQ at Parliament Street, New Delhi:

This project will be undertaken on a land of 8 acres at Parliament Street, New Delhi and will be a Ground + 17 stories structure. It is proposed to have two blocks of built up area of 52000 sqm and 26000 sqm respectively.

The Concessionaire agreement was signed with Private Partner, M/s Unity Infra on 6.12.2012 and the model and parameters of the Agreement signed are similar to the Agreement signed for Dheerpur Housing Complex. Duties of Concessionaire are to construct and maintain the building in all respect for the next 25 years. The project is proposed to be completed in 840 days from the date of signing of the Agreement.

3. Monitoring Mechanism:

- 3.1. There is a Project Monitoring Committee which has been set up under the Chairmanship of JS(UT) which meets every month to review the progress of the projects. In the last meeting held on 15th April, 2014, representative of Delhi Police informed that construction of both the above projects is expected to start in June, 2014.
- 3.2. As per the Planning Commission guidelines, a PPP Projects Monitoring Unit (PPP PMU) at the level of project authority i.e. the Delhi Police and a PPP Performance Review Unit (PPP PRU) at the level of Ministry under the Chairmanship of JS(UT) were set up.

4. Reports to the Planning Commission:

The PPP PRU shall also prepare quarterly reports on the status of the PPP Projects with particular focus on any non-compliance relating to the provision of the relevant contract, especially in terms of the standards of performance or loss to the public exchequer and the users. Format of the Report has been approved by MHA and duly filled Report is being sent to Planning Commission periodically.