

**ANNUAL REPORT 2016-17****SHELTER INFRA PROJECTS LIMITED****Board of Directors**

MR. CHINMOY MAZUMDAR(DIN:- 00021324)  
 MR. SHIB RAM NAG(DIN:- 00240756)  
 MR. SANKALAN DATTA (DIN:- 02478232)  
 MR. KAJAL CHATTERJEE(DIN:- 05259861)  
 MR. KAMAL KISHORE CHOWDHURY(DIN:- 06742937)  
 MISS. MOUMANA PAL(DIN:- 07144146)

**Company Secretary & Compliance Officer**

SHRI RAHUL SRIVASTAVA (ACS: -33930)

**Chief Financial Officer**

SHRI JITENDRA NATH MITRA (CA MEM NO:-117841)

**Statutory Auditor**

**M/S G.BASU & CO.**  
 Chartered Accountants  
 Basu House, 3 Chowringhee Approach  
 Kolkata-700 072  
 Phone: 91 33 2212 6253/8116  
 www.gbasuandcompany.org  
 gbasuco@rediffmail.com

**Secretarial Auditor**

**M/S K. ARUN & CO.**

**Corporate Consultant**

**M/S K. ARUN & CO.**

**Bankers**

**STATE BANK OF INDIA**

**Contact Information**

**Eternity Building**, DN-1, Salt Lake City, Sector-V  
 Kolkata; West Bengal; Postal Code: 700091  
 Tel: 23576255/ 23576256/ 23576257  
 Fax: 23576253 Email: info@ccapltd.in  
 Website: http://www.ccapltd.in

**Registrar & Share Transfer Agent**

**MCS Share Transfer Agent Ltd.**  
 77/2A Hazra Road, Kolkata-700 029  
 Phone: 91 33 2476 7350/51/52/53/54  
 91 33 2454 1892/93  
 Fax: 91 33 2474 7674, 2454 1961  
 E-Mail : [mcskol@rediffmail.com](mailto:mcskol@rediffmail.com)

**CONTENTS****PAGE NO.**

COMPANY	2
NOTICE OF ANNUAL GENERAL MEETING	3-8
DIRECTORS' REPORT	9-18
MANAGEMENT DISCUSSION AND ANALYSIS	19-21
CHIEF FINANCIAL OFFICER CERTIFICATE	22
INVESTOR INFORMATION	23-25
INDEPENDENT AUDITORS' REPORT ON THE FINANCIAL STATEMENTS	26-30
BALANCE SHEET	31
STATEMENT OF PROFIT AND LOSS STATEMENT	32
CASH FLOW STATEMENT	33
SCHEDULED AND NOTES TO FINANCIAL STATEMENTS	34-53
ANNEXURE 1 (Form No. MGT-9)	54-62
ANNEXURE 2(Secretarial Audit Report)	63-64
ANNEXURE 3 (AOC – 4)	65
Attendance Slip & Proxy Form	66

45<sup>TH</sup> Annual General Meeting on Saturday, 23<sup>rd</sup> day, September 2017 at 12:30 P.M. at Shyamalina ,P.S Rajarhat, P.O Rajarhat Bishnupur,Battala,(24 Parganas North),Kolkata – 700 135.

This Annual Report can be accessed at [www.ccapltd.in](http://www.ccapltd.in)



COMPANY

**COMPANY BUSINESS**

Shelter Infra Projects Ltd ('SIPL') formerly known as CCAP LTD. , was incorporated in 1972 and is based in Kolkata. The company is engaged in the design and construction of projects related to civil, mechanical and electrical engineering primarily in India. Its projects include highway and railway structures, flyovers, tunnels, pipe lines, underground storage reservoirs, industrial cooling towers, irrigation structures and real estate constructions. There has been a change in SIPL's ownership from 2009, when Ramayana Promoters Pvt. Ltd. tookover the ownership from the previous promoters Chirantan Mukherjee and family.

**Contact Information**

**Reg. Address**

Eternity Building,, DN-1, Salt Lake City, Sector-V  
Kolkata; West Bengal 700091

Tel: 23576255/ 23576256/ 23576257

Fax: 23576253

Email: [info@ccap ltd.in](mailto:info@ccap ltd.in) Website: <http://www.ccap ltd.in>

Previous name(s): CCAP LTD

Status: Listed

Legal Form: Public Limited Company

Operational Status: Operational

IN-CIN: L45203WB1972PLC028349

ISIN Code: INE413C01013

Incorporation Year: 1972

**SIGNIFICANT OPERATIONAL EXPERIENCE IN INFRASTRUCTURE SECTOR KEY STRENGTHS**

SIPL has over 30 years of experience in infrastructure development. The company's infra projects includes Sealdah fly-over in Kolkata, Moolchand fly-over & Indraprastha underbridge in Delhi, Durgapur expressway, cooling tower at Panipat, suspension bridge at Nepal etc.

**COMPETITIVE BUSINESS**

**KEY CONCERNS**

The company is involved in the construction of infrastructure projects. The company may face significant competition and margin pressures from its competitors depending on size, nature and complexity of the project and on the geographical region in which the project is to be executed. The failure to bid competitively may adversely affect its operations. Bidding high will mean it does not win contracts and bidding too low will mean incurring a loss, or operating at very thin margins.

**INCREASING DEMAND OF MODERN TECHNOLOGY**

The construction industry increasingly demands technical sophistication. The rapid and frequent technology changes can demand high level of capital expenditure.

**FINANCING DIFFICULTIES**

Financing has been a major problem across the infrastructure sectors. Long term funding has been a problem for banks as they borrow short but need to lend for long-term projects.

**A HIGHLY FRAGMENTED INDUSTRY WITH INCREASED SUBCONTRACTING**

The construction industry in India is highly fragmented. Construction projects often materialize through a number of smaller contracts which mainly depend upon the size of the project and diversified nature of activities involved. As a result, subcontracting is a common phenomenon in the industry.

Business capacity	
Construction	Location
Sealdah fly-over	Kolkata
125 m. high Cooling tower	Panipat
Cable suspension bridge	Nepal
Durgapur expressway (20 km.)	Kolkata
Water treatment plan (12000 m <sup>3</sup> /hr capacity)	Garden Reach, Kolkata

**INFRASTRUCTURE INDUSTRY STRUCTURE AND DEVELOPMENT**

GDP From Construction in India increased to 2285.27 IND Billion in the first quarter of 2016 from 2213.23 IND Billion in the fourth quarter of 2015. GDP From Construction in India averaged 1975.65 IND Billion from 2011 until 2016, reaching an all time high of 2377.80 IND Billion in the second quarter of 2015 and a record low of 1736.49 IND Billion in the third quarter of 2012. GDP From Construction in India is reported by the Central Statistical Organisation, India.



INDIA GDP FROM CONSTRUCTION

**LAND ACQUISITION**

Land is a pre-requisite for any infrastructure project. A number of projects witness delayed financial closure and postpone commencement of construction due to land acquisition problem. This delay can also impact the project viability.

**NOTICE**

Notice is hereby given that the 45TH Annual General Meeting of the members of Shelter Infra Projects Limited will be held on Saturday, 23<sup>rd</sup> day, September 2017 at 12:30 P.M. at Shyamalina ,P.S Rajarhat, P.O Rajarhat Bishnupur,Battala,(24 Parganas North),Kolkata – 700 135, to transact the following business:

**ORDINARY BUSINESS: -**

1. To consider and adopt the audited financial statement of the Company for the financial year ended March 31, 2017 and the reports of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of **Mr. Chinmoy Majumdar (DIN: 00021324)** who retires by rotation and being eligible, offers himself for re-appointment.
3. To appoint Auditors and to fix their remuneration and in this regard, to consider and, if thought fit, to pass with or without modification(s), the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT pursuant to the provisions of Sections 139, 142 and other applicable provisions, if any, of the Companies Act, 2013, and the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof, for the time being in force), **M/s. Basu Chanchani & Deb**, Chartered Accountants (Registration No. 304049E), be and is hereby appointed as the Statutory Auditors of the Company, in place of **M/s. G. Basu & Co, Chartered Accountants,(FRN 301174E)**, the retiring Statutory Auditors, to hold office for a term of five years from the conclusion of this Annual General Meeting till the conclusion of Fiftieth Annual General Meeting of the Company to be held in the year 2022, subject to ratification of their appointment by the Members at every Annual General Meeting till the Fiftieth Annual General Meeting, at such remuneration as may be mutually agreed between the Board of Directors of the Company and the Statutory Auditors.”

Dated : 29<sup>TH</sup> May 2017

By Order of the Board of Directors

Sd/-

RAHUL SRIVASTAVA

Company Secretary

ACS :- 33930

**NOTES :-**

- (a) A MEMBER ENTITLED TO ATTEND AND VOTE AT THE ANNUAL GENERAL MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. Proxies, in order to be effective, must be received at the Company's Registered Office not less than 48 hours before the meeting. Members are requested to note that a person can act as a proxy on behalf of members not exceeding 50 and holding in the aggregate not more than 10% of the total share capital of the Company carrying voting rights. In case a proxy is proposed to be appointed by a member holding more than 10% of the total share capital of the Company carrying voting rights, then such proxy shall not act as a proxy for any other person or shareholder.

- (b) Corporate Members intending to send their authorized representatives to attend the Meeting are requested to send to the Company, a certified copy of the Board Resolution authorizing the representative to attend and vote on their behalf at the Meeting.
- (c) The Register of Members and Share Transfer Books of the Company will be closed from **Monday, 18th September, 2017 to Saturday, 23rd September, 2017** (both days inclusive).
- (d) Members/proxies/authorized representatives are requested to bring their duly filled attendance slips to attend the Meeting.
- (e) Complete particulars of the venue of the Meeting including route map and prominent land mark for easy location is enclosed for the convenience of the Members. The same has also been hosted at the website of the Company at [www.ccapltd.in](http://www.ccapltd.in)
- (f) Members desiring any information as regards the Accounts are requested to write to the Company at 10 days before AGM so as to enable the Management to keep the information ready at the Meeting.
- (i) Members who have not yet encashed their dividend warrants for the financial years ended 31st March, 2010 onwards are requested to make their claims to the Company accordingly, without any delay. It may be noted that the unclaimed dividend for financial year 2009-10 can be claimed by shareholders before **02 Nov 2017**.
- (j) As per the provisions of the Companies Act, 2013 facility for making nominations is available to the Members in respect of the shares held by them. Nomination forms can be obtained from the Company's Registrars and Share Transfer Agents, MCS Share Transfer Agent Limited by Members holding shares in physical form. Members holding shares in electronic form may obtain nomination forms from their respective Depository Participant. The contact details of the Company's Registrars and Share Transfer Agents, MCS Share Transfer Agent Limited are given in this Annual report.

To support the Green Initiatives, the Members who have not registered their email addresses are requested to register their email addresses with MCS Share Transfer Agent Limited / Depositories based on the mode in which the Shares were held.

- (k) In accordance with the Companies Act, 2013 read with the applicable Rules the Notice of the AGM along with the Annual Report 2016-17 is being sent by electronic mode to those Members whose e-mail addresses are registered with the Company/Depositories, unless any Member has requested for a physical copy of the same. For Members who have not registered their e-mail addresses, physical copies are being sent by the permitted mode.
- (l) **Mr. K. Kishore Choudhury, Non-Executive Director, holds 3103 shares in the Company; no other person holds any share in the Company for him on a beneficial basis.**
- (m) Members, who wish to obtain information on the Company or view the Financial Statements, may visit the Company's corporate website or send their queries at least 10 days before the AGM to the Whole Time Director or Company Secretary at the Registered Office of the Company.

**(n) Voting through electronic means**

I. In compliance with provisions of Section 108 of the Companies Act, 2013, Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended by the Companies (Management and Administration) Amendment Rules, 2015 and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is pleased to provide members facility to exercise their right to vote on resolutions proposed to be considered at the 45<sup>TH</sup> Annual General Meeting (AGM) by electronic means and the business may be transacted through e-Voting Services. The facility of casting the votes by the members using an electronic voting system from a place other than venue of the AGM ("remote e-voting") will be provided by National Securities Depository Limited (NSDL).

II. The facility for voting through ballot paper shall be made available at the AGM and the members attending the meeting who have not cast their vote by remote e-voting shall be able to exercise their right at the meeting through ballot paper.

III. The members who have cast their vote by remote e-voting prior to the AGM may also attend the AGM but shall not be entitled to cast their vote again.

IV. The remote e-voting period commences on 18th September, 2017 (9:00 am) and ends on 20th September, 2017 (5:00 pm). During this period members' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date of **16<sup>th</sup> September, 2017**, may cast their vote by remote e-voting. The remote e-voting module shall be disabled by NSDL for voting thereafter. Once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently.

V. The process and manner for remote e-voting are as under:

A. In case a Member receives an email from NSDL [for members whose email IDs are registered with the Company/Depository Participants(s)] :

(i) Open email and open PDF file viz; **"SIPL remote e-voting.pdf"** with your Client ID or Folio No. as password. The said PDF file contains your user ID and password/PIN for remote e-voting.

Please note that the password is an initial password.

(ii) Launch internet browser by typing the following URL: <https://www.evoting.nsdl.com/>

(iii) Click on Shareholder - Login

(iv) Put user ID and password as initial password/PIN noted in step (i) above. Click Login.

(v) Password change menu appears. Change the password/PIN with new password of your choice with minimum 8 digits/characters or combination thereof. Note new password. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.

(vi) Home page of remote e-voting opens. Click on remote e-voting: Active Voting Cycles.

(vii) Select "EVEN" of "Shelter Infra Projects Limited".

(viii) Now you are ready for remote e-voting as Cast Vote page opens.

(ix) Cast your vote by selecting appropriate option and click on "Submit" and also "Confirm" when prompted.

(x) Upon confirmation, the message "Vote cast successfully" will be displayed.

(xi) Once you have voted on the resolution, you will not be allowed to modify your vote.

(xii) Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer through e-mail to **karun@cskarun.com** with a copy marked to **evoting@nsdl.co.in**

B. In case a Member receives physical copy of the Notice of AGM [for members whose email IDs are not registered with the Company/Depository Participants(s) or requesting physical copy] :

(i) Initial password is provided as below/at the bottom of the Attendance Slip for the AGM:

EVEN (Remote e-voting Event Number) USER ID PASSWORD/PIN

(ii) Please follow all steps from Sl. No. (ii) to Sl. No. (xii) above, to cast vote.

VI. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Members and remote e-voting user manual for Members available at the downloads section of [www.evoting.nsdl.com](http://www.evoting.nsdl.com) or call on toll free no.: 1800-222- 990.

VII. If you are already registered with NSDL for remote e-voting then you can use your existing user ID and password/PIN for casting your vote.

VIII. You can also update your mobile number and e-mail id in the user profile details of the folio which may be used for sending future communication(s).

IX. The voting rights of members shall be in proportion to their shares of the paid up equity share capital of the Company as on the cut-off date of **16<sup>th</sup> September, 2017**

X. Any person, who acquires shares of the Company and become member of the Company after dispatch of the notice and holding shares as of the cut-off date i.e. **16<sup>th</sup> September, 2017** may obtain the login ID and password by sending a request at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) or MCS Share Transfer Agent Limited.

However, if you are already registered with NSDL for remote e-voting then you can use your existing user ID and password for casting your vote. If you forgot your password, you can reset your password by using “Forgot User Details/Password” option available on [www.evoting.nsdl.com](http://www.evoting.nsdl.com) or contact NSDL at the following toll free no.: 1800-222- 990.

XI. A member may participate in the AGM even after exercising his right to vote through remote e-voting but shall not be allowed to vote again at the AGM.

XII. A person, whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date only shall be entitled to avail the facility of remote e-voting as well as voting at the AGM through ballot paper.

XIII. **Mr. Arun Khandelia, Company Secretary (FCS.: 3829 / PCS: 2270)** and Partner M/s. K. Arun Co., Company Secretary has been appointed for as the Scrutinizer for providing facility to the members of the Company to scrutinize the voting and remote e- voting process in a fair and transparent manner.

XIV. The Chairman shall, at the AGM, at the end of discussion on the resolutions on which voting is to be held, allow voting with the assistance of scrutinizer, by use of “remote e-voting” or “Ballot Paper” or “Poling Paper” for all those members who are present at the AGM but have not cast their votes by availing the remote e-voting facility.

XV. The Scrutinizer shall after the conclusion of voting at the general meeting, will first count the votes cast at the meeting and thereafter unblock the votes cast through remote e-voting in the presence of at least two witnesses not in the employment of the Company and shall make, not later than three days of the conclusion of the AGM , a consolidated scrutinizer’s report of the total votes cast in favour or against, if any, to the Chairman or a person authorized by him in writing, who shall countersign the same and declare the result of the voting forthwith.

XVI. The Results declared alongwith the report of the Scrutinizer shall be placed on the website of the Company [www.ccapltd.in](http://www.ccapltd.in) and on the website of NSDL immediately after the declaration of result by the Chairman or a person authorized by him in writing. The results shall also be immediately forwarded to the BSE Limited, Mumbai.

The Board recommends the Ordinary Resolution as set out in the Notice for approval of the Member.

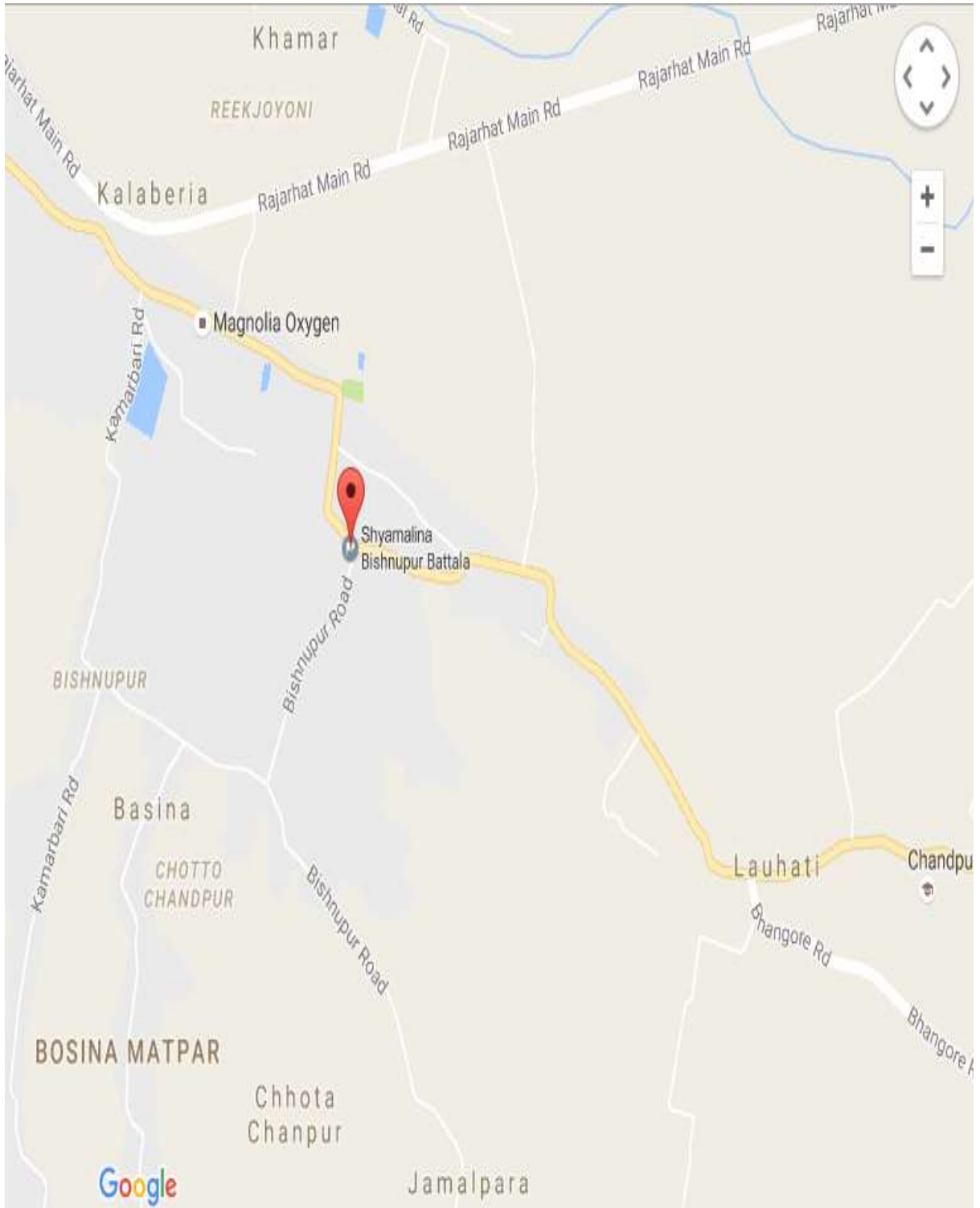
**Details of the Director seeking re-appointment at the Annual General Meeting:**

Name of Director	Mr. CHINMOY MAZUMDAR
Date of Birth	10- 01-1941
Date of Appointment	02/05/2001
Qualification	B. Tech. (Civil) and LLB
Expertise in specific functional areas	Expertise in the field of Civil Construction and Corporate Law Matters
Directorship held in other Companies*	NIL
Membership/ Chairmanship of	SHELTER INFRA PROJECTS LIMITED - SRC
Committees** across public	SHELTER INFRA PROJECTS LIMITED - NRC
Companies	SHELTER INFRA PROJECTS LIMITED - AC
No. of shares held in the Company	Nil

\* Names of listed companies are only considered.

\*\*Includes Audit Committee (AC), Stakeholders' Relationship Committee (SRC).

ROUTE MAP TO THE AGM VENUE



SHYAMALINA ,P.S RAJARHAT, P.O RAJARHAT BISHNUPUR,BATTALA,(24 PARGANAS NORTH),KOLKATA – 700 135,



### DIRECTORS' REPORT

**Dear Shareholders,**

On behalf of the Board of Directors, it is our pleasure to present the **Forty Fifth** Annual Report together with the Audited Statement of Accounts of **Shelter Infra Projects Limited** ("the Company") for the year ended **31<sup>st</sup> March, 2017**.

**Financial Performance**

The summarized standalone results of your Company are given in the table below.

Rs. in Lacs

Particulars	Financial Year ended	
	Standalone	
	31/03/2017	31/03/2016
Total Income	311.71	342.07
Profit/(loss) before Interest, Depreciation & Tax (EBITDA)	28.52	33.18
Finance Charges	NIL	NIL
Depreciation	30.53	36.3
Provision for Income Tax (including for earlier years)	0	0
Net Profit/ (Loss) After Tax	(0.24)	7.37
Profit/(Loss) brought forward from previous year	(283.73)	(291.1)
Amount transferred consequent to Scheme of Merger	NIL	NIL
Profit/(Loss) carried to Balance Sheet	(283.97)	(283.73)

**\*previous year figures have been regrouped/rearranged wherever necessary.**

**SHARE CAPITAL:**

The paid up equity capital as on March 31, 2017 was Rs. 35701610.0, consisting of 3570161 shares of ` 10/- each. The company has not issued shares with differential voting rights nor granted stock options nor sweat equity.

**DIVIDEND:**

Your Directors regret to declare any dividend for the year under report due to the operating profit will be absorbed for the development of projects during the year.

**OPERATIONAL REVIEW:**

Pursuant to Sec 134 (3)(q) of the Companies Act, 2013 ('the Act'), Gross revenues decrease to Rs. 311.71Lacs, against Rs.342.07Lacs in the previous year. Profit before depreciation and taxation was Rs. 28.52 lacs against Rs. 33.18 Lacs in the previous year. After providing for depreciation and taxation of Rs. 33.53 Lacs & Rs nil respectively, the net profit of the Company for the year under review was placed at Rs. (0.24) Lacs as against Rs. 7.37, lacs in the previous year. Due to tough market conditions and on account of very high levels of taxation the company's turnover in terms of value has reduced at a marginal 8.87 % during the year under review. However, the profit after tax has reduced at a marginal by 103.26% due to unprecedented high levels of Raw Material prices throughout the year.

**TRANSFER TO RESERVES:**

No amount has been transferred to reserves during the financial year.

### **MATERIAL CHANGES & COMMITMENTS**

Pursuant to Sec 134 (4) (I) of the Companies Act, 2013 ('the Act'), no material changes & Commitments affecting financial position of the company occurring between the end of the financial year of the company to which the financial statements relate and the date of the report.

### **INDUSTRY SCENARIO:**

As compared to last year the real estate industry will show signs of revival in the year 2017. By introducing regulations like RERA, Benami Transaction Prohibition, REITS, GST there is a long-term industrial growth and it also impacts on ease of business by transparency at work. In the year 2017 a lot is expected out of the Govt. to offer some relief for the sector and its stakeholders.

These regulations compiled with low inflations proposals like deduction in profit for affordable housing construction, interest subsidy from first time home buyer and reduction in overall interest rates would outcome the very contours of real estate 2017. With the recent Demonetization the affordable housing segment is benefited as compared to the luxury housing segment as this segment comes under that category of people who are dependent on home loans for transactions. Fall in interest rates would further add on to the growth of affordable housing which would be visible more in the longer term.

Due to high demand of quality office/Retail space, commercial real estate market in India continues to grow at a steady rate especially in IT/ITEs driven markets like Hyderabad, Bangalore, Pune and Chennai. Positive changes in policy and regulations have given a further boost to commercial segment.

It is hard to forecast the Indian real estate market that is highly driven by sentiments, however it looks set to be a good year for Indian Real Estate in 2017. Things will start improving once the the government cracks the whip on benami property holders, and the Real Estate Regulation and Development Act 2016 (RERA) gets implemented by the states. Obviously, the year 2017 will see the Indian real estate sector to be still more transparent, credible and attractive with only organised players on the ground. Most of the leading banks has slashed interest rates on home loans effective from January 1, 2017 and many other banks likely to follow the suit, which will definitely boost the confidence of buyers, investors and developers. Also, government has announced the benefits on home loan interest to the people with lower incomes by providing rebates of up to 4 percent on home loan of 12 Lakhs taken under Pradhan Mantri Awas Yojana.

In 2017, as real estate prices have already bottomed out, stabilized in these cities with no scope or very minimum chance of further coming down, the primary realty market across larger cities will go up and the buyers who sitting on the fence who had postponed their decision expecting further decrease in prices have already understood the ground reality and have started coming back at least in the case of credible and established long term players of good brand value.

### **STATE OF THE COMPANY'S AFFAIRS**

Pursuant to Sec 134 (3) (i) of the Companies Act, 2013 ('the Act') As we look forward to 2017, the macroeconomic environment is expected to continue to improve. The single-family housing sector pricing and sales continues to strengthen, albeit at a slow and inconsistent pace. These positive macroeconomic parameters could potentially provide a further boost to the strengthening Commercial Real Estate recovery.

At the longer-term apex of the triangle focus on broad concepts, strategies and direction. The Company has also incorporated two LLP joint venture company i.e KEVALIN INFRA DEVELOPERS LLP and SANDHIJA INFRA DEVELOPMENT LLP to implant new affordable housing projects for the company.

Disposable income of the people remains the primary factor in determining the affordability. As a result, it becomes the increased responsibility of the government to cater to the rising demand for affordable housing. The Government of India has taken various measures to meet the increased demand for affordable housing along with some developers and stressing on public-private partnerships (PPP) for development of these units.