

## EOI for Multi Sports Stadium Complex at Rohini and Narela – Response to Queries

S.No.	Query	Reply
1.	<b>Allotment of land on License or Lease</b>	DDA intends to allot the land parcels on licence fee basis. However, it's open to explore revenue share model based on the feedback on the EOIs.
2.	<b>Remunerative Component in the Project as PSP Landuse restricts commercial development to 5% :</b>	All allied activities such as Star category hotels, Fitness Centres and sports academies ,etc as detailed in EOI document will be allowed and commercial activity as per MPD provisions shall be permitted.
3.	<b>Restriction of 10-12 days on Non-Sporting events</b>	This will be crystallized in RFP depending on the feedback received in the EOI.
4.	<b>Common minimum development with respect to arena etc.</b>	This will be determined on the basis of market response.
5.	<b>Major infrastructural upgradation plan for Narela and Rohini especially in terms of transportation:</b>	Site at Rohini is located along UER-II which 2 to 3 kms. away and falls on the route of upcoming Metro line.  Narela Site is also along UER-II and near the upcoming metro line which is in development stage. There is also lot of commercial development taking place near this location. Further, the area is being developed as a large educational hub and around 8-10 land parcels have been earmarked for universities, out of which allotment has already been made to 7 Universities.
6.	<b>Whether foreign entities will be allowed to participate in the tender</b>	DDA intends to develop a world class sports stadium and therefore, open to engage foreign developers.
7.	<b>Size of the offered sites is less for Multi-Sports activities</b>	Suggestions are invited from the participants which will be considered in the RFP
8.	<b>Whether borrowing against land will be permissible</b>	Allotment will be strictly on license fee basis and no land rights shall be given to the licensee.

9.	<b>Any Incentive by State Govt. like subsidy or tax exemptions or fast track permissions</b>	This aspect will be considered by DDA in consultation with the State Govt. before framing the RFP in view of the response of market and depending upon the proposal received.
10.	<b>Timeline for RFP</b>	DDA is keen on introducing this multi Sports Stadium Project and will be coming out with the RFP in the next 1-2 months provided sufficient interest by the market is shown in the project.
11.	<b>What is 40 FAR</b>	It is 0.4 per cent of total land area
12.	<b>Indicative height limit</b>	Refers to the building or structures in the Stadium as per master plan and other statutory compliance.
13.	<b>Any defined percentage for Hostel, Training, Hotel, Restaurant facilities</b>	Detailed information on this will be given in the RFP
14.	<b>Will sub-licensing be allowed</b>	Terms of sub-licensing will be defined in the RFP
15.	<b>Any gestation period for development</b>	Suggestions are invited and final call shall be taken in view of the response received to make the project viable.
16.	<b>Will a total revenue will be considered or flat entry revenue will be a deciding factor</b>	It will be defined in the RFP.
17.	<b>What is the main KPI to decide - respective weightage of :</b>  <ul style="list-style-type: none"> <li>a. <b>Ability to develop Sportsmen capability</b></li> <li>b. <b>Rental value</b></li> <li>c. <b>Past experience</b></li> <li>d. <b>Financial capability</b></li> </ul>	This will be defined in the RFP.