



**Invitation of Expression of Interest
for
Operation and Maintenance of Sports complex centre at Dwarka
Sector 08, 19 & 23, Dwarka, New Delhi**

**DELHI DEVELOPMENT AUTHORITY (DDA)
GOVERNMENT OF INDIA**

Important Notice

The information contained in this Expression of Interest ("EoI") document, or subsequently provided to prospective Applicants, whether verbally or in documentary or any other form by or on behalf of Delhi Development Authority, Govt. of India (herein after referred to as "DDA" or the "Authority") or any of its employees, is provided to Applicants on the terms and conditions set out in this EoI and such other terms and conditions subject to which such information is provided.

This EoI is not an agreement or an offer by the Authority to the prospective Applicants or any other person. The purpose of this EoI is to provide prospective Applicants with information that may be useful to them in the formulation & expression of their interest to this EoI. The issue of this EoI and submission of an EoI by an interested Party shall not have any bearing on the future process to be undertaken by the Authority for development of the Project mentioned in the EoI.

This EoI may not be appropriate for all persons, and it is not possible for the Authority and its employees to consider the objectives, technical expertise and particular needs of each party who reads or uses this EoI. The assumptions, assessments, statements and information contained in this EoI, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EoI and obtain independent advice from appropriate sources.

Information provided in this EoI to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of legal requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

The Authority and its employees/ advisors make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EoI or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EoI and any assessment, assumption, statement or information contained therein or deemed to form part of this EoI or arising in any way with pre-qualification of Applicants for participation in the Bidding Process.

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this EoI. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EoI.

Table of Contents

1 Introduction.....	5
2 Invitation For Expression of Interest.....	10
3 Instructions to Applicants	12
4 Annexure I - Letter of Application	14
Annexure I (cont'd.)- Details of Applicant.....	16
5 Annexure II - Feedback on the EoI.....	17
6 Annexure III - Location of the Property on Google Map	18
Dwarka Sector 19.....	19
Dwarka Sector 23.....	20



List of Abbreviations

Abbreviation	Meaning
CIN	: Corporate Identification Number
DDA	: Delhi Development Authority
EoI	: Expression of Interest
FY	: Financial Year
GSTIN	: Goods and Services Tax Identification Number
PAN	: Permanent Account Number
RFP	: Request for Proposal



1 Introduction

1.1 The Delhi Development Authority (the “Authority” or “DDA”) was created in 1957 under the provisions of the Delhi Development Act, 1957 "to promote and secure the development of Delhi". The DDA is responsible for planning, development and construction of Housing Projects, Sports facilities, Commercial Lands, Land Management, Land Disposal, Land Pooling Land Costing. With regards to the sports facilities, currently, DDA is operating 19 sports facilities and golf courses across the city, offering a range of sporting activities to the nearby residents.

With this context, DDA is looking for operators to operate and maintain three (3) state-of-the-art sports complexes across Dwarka. The vision is to focus on inclusivity, excellence, sustainability, and long-term development of sports. It aims to establish specialized centers of excellence (CoE) for different sports at selected facilities, providing high-performance training environments for athletes. The sports complex at Sector-8 Dwarka would establish CoE for wrestling, Boxing, Judo, and Karate, Sector 19 would establish CoE for Tennis and shooting, Dwarka Sector-23 for Hockey and Football. This is in line with national goals of improving sports infrastructure and promoting athletic excellence. Delhi Development Authority (the “Authority”) is actively pursuing a license-fee-based model for the operation and maintenance of newly developed sports complexes. (“Project”) for a pre-determined license period.

1.2 Overview of the facility

S. No	Particulars	Dwarka Sector 08	Dwarka Sector 19	Dwarka Sector 23
1	Area (in acre)	23.31 Acre	19.18 Acre	17.52 Acre
2	Google Map Link & Coordinates	28°34'33.2"N 77°04'22.6"E - Google Maps	28°35'00.3"N 77°02'44.8"E - Google Maps	28°33'25.8"N 77°03'02.3"E - Google Maps

a. Dwarka Sector 08

S. No.	Particulars	Facility	Status
1.	Indoor	Secretary Room	✓
	Ground Floor	CCTV Room	✓
		Office- AC	✓
		Restroom	Finishing pending
		Kitchen	Finishing pending

S. No.	Particulars	Facility	Status
		Conference Room (80-Seater)- AC	✓
		Reception Lounge 2 Counter with AC	✓
		Lift	✓
		Health Bar	Structure only
		Pro Shop	✓
		Cafeteria 1	Structure only
		Cafeteria 2	Structure only
		Gym	✓
		Restroom with Sauna and Steam bath	Finishing pending
		Weightlifting	✓
		Wrestling	✓
2.	Indoor 1 st Floor	Restroom	✓
		AV Room 32 Seating	✓
		Storeroom	✓
		First Aid Room	✓
		Male Recovery Room	✓
		Female Recovery Room	✓
		Physiotherapy Room	✓
		Boxing Arena	✓
		Table-Tennis + Yoga/aerobics + Taekwondo	✓
		Restroom	Finishing pending
		Martial Arts (Judo/Karate)	✓
		Female Rest/Recovery Room with Kitchen	✓
		Male Rest/Recovery Room with Kitchen	✓
		Open Terrace	✓
3.	Outdoor Facilities	Carparking - 150 cars	✓
		Pickle Ball- 5 courts	✓
		Volleyball- 2 courts	✓ (Net to be placed)
		Badminton - 6 courts	✓
		Netball - 2 courts	✓ (Net to be placed)
		Lawn Tennis- 6 courts	✓ Net to be placed)
		Jogging Track	Work in progress

S. No.	Particulars	Facility	Status
		Speed Track	Work in progress
		Children Park	Work in progress
		Open Gym	Work in progress
		Swimming pool	✓ (last phase of development)
4.	Phase 2	Hockey/Football	x (not started)
		Skating rink	x (not started)
		Speed Track	x (not started)
		Athletic Track	x (not started)
		Grass Martial art Lawn	x (not started)

b. Dwarka sector 19

S. No.	Particulars	Facility	Status
		Indoor Badminton Hall (4)	Finishing pending
		Table Tennis	Finishing pending
		Squash Court	Work in Progress
		Aerobics	Finishing pending
		Entrance Lobby	Work in Progress
		Independent Lobby & Lift Lobby for Cafeteria	✓
		Reception Lobby	Work in Progress
1.	Indoor - Ground Floor	Yoga	Finishing pending
		Recovery and Rehabilitation	Work in Progress
		Spa & Sauna	Work in Progress
		Office Staff	Finishing pending
		Conference Room	Finishing pending
		Courtyard	Work in Progress
		Boxing/ Practice	Work in Progress
		Lecture Hall	Work in Progress
		Gymnasium	✓ (Equipment's to be installed)
2.	Indoor- 1 st Floor	Multi-Purpose Hall	Finishing pending
		Shooting Range 10 M (2) and 25 M (1)	Finishing pending
		Coffee Shop	Finishing pending
		Bar	-

S. No.	Particulars	Facility	Status
		Restaurant and Kitchen	-
3.	Outdoor	Tennis Court	Work in Progress
		Athletic Track	Work in Progress
		Swimming Pool	✓ (Pending additional works)
		Basketball (1)	Work in Progress
		Volleyball (1)	Work in Progress
		Toddler Swimming Pool	✓ (Pending additional works)
		Skate Park	Work in Progress
		Children Play Area	Work in Progress

c. Dwarka sector 23

S. No.	Particulars	Facility	Status
1.	Indoor - Ground Floor	Admin Block	Work in Progress
		Cafeteria (Restaurant with Kitchen)	Work in Progress
		Office Hall	Work in Progress
		Conference Hall	Work in Progress
		Physiotherapy Room	Work in Progress
		Lift Area	Work in Progress
		Fire Safety	Work in Progress
		Reception Lobby	Work in Progress
		AV Hall 1 (Lecture Room)	Work in Progress
		Pro-shop	Work in Progress
		Washrooms	Work in Progress
		Lounge Bar	Work in Progress
		Open Hall near Entrance	Work in Progress
		Sports Centre	Work in Progress
2.	Indoor - 1 st Floor	Indoor Sports Room 1	Work in Progress
		Gym Hall	Work in Progress
		Indoor Sports Room 2	Work in Progress
		Aerobics/ Yoga/ Dance Room	Work in Progress
		AV Hall 2 (Lecture Room)	Work in Progress
		Washrooms	Work in Progress

S. No.	Particulars	Facility	Status
3.	Indoor - 2 nd Floor	Open Terrace	Work in Progress
4.	Outdoor	Football Grounds (2) with Spectator's Stand	Work in Progress
		Hockey Ground (1) with Spectator's Stand	Work in Progress
		Futsal Court (2)	Work in Progress
		Hockey 5's Court (1)	Work in Progress
		Parking Area	Work in Progress
		Team Rooms (Hockey & Football) along with Spectator's Stand	Work in Progress
		Skate Rink	Work in Progress
		Children's Play Area	Work in Progress
		Jogging Track	Work in Progress

The tentative date of completion for Dwarka Sports Complex, Sector-19 is July, 2025 and for Dwarka Sports Complex, Sector-23 is October, 2025.

1.3 Scope of work

1.3.1 *The scope of work will broadly include Operation Maintenance, Management and promotion of the 3 sports facilities.*

- The Concessionaire shall be responsible for developing rooms for hostel facility at Dwarka sector 08 sports complex as per prevailing FAR norms
- The Concessionaire shall be responsible for procuring necessary sports & non-sports equipment (The DDA has already procured the required equipment, whatever remains will have to be brought by the concessionaire).
- The Concessionaire shall be permitted to carry out development of the Facility, like Hockey, football, Futsal, Box cricket, E-sports etc. provided that all the developments shall duly adhere to the provision of all Applicable Laws.

1.3.1.1 Accordingly, DDA hereby invites Expression of Interest (EoI) from reputed players in the Sports sector having adequate experience of over 02 (Two) years, either in India or abroad, in operation and Maintenance of sports facilities with Multiple sports facilities and comparable size for participating in the Request for Proposal ("RFP").

1.3.1.2 A detailed RFP containing the final terms and conditions, and the draft agreement shall be floated at a later date. DDA intends to adopt a competitive bidding process, for selection of the Licensee for award of the license rights of the Project.

2 Invitation For Expression of Interest

- 2.1 EoIs are invited from reputed players in the sports sector having adequate experience of over 02 (Two) years. Bidders having experience in operation and maintenance of sports facility, in either India or abroad, with multiple sports OR sports academies OR sports foundation OR sports club, providing coaching and training for competitive Sports OR Bidders having experience in operation and maintenance of large gymnasium (Note: Large gymnasium: fitness facility chain operated in more than 5 cities and built-up area of the gym is not less than 4,500 sqft and user capacity of a gym can accommodate a minimum 200 people per day) OR Bidders having experience in development of Sports Infra (Sports infra: development of stadiums/Sports complex, Training facilities) OR Corporate entities willing to expand in Sports Sector
- 2.2 The EoI document can be downloaded from the following link:

<https://dda.gov.in/tenders>

- 2.3 Schedule of the EoI process for the interested Applicants is mentioned below:

Activity Description	Timeline
Publication of EoI Document	31.05.2025
Start date for downloading of EoI Document	31.05.2025
Facilitated visit to the Sports Complexes	05.06.2025 to 06.06.2025
Date and time of Stakeholders Consultation (Physical/Online/Hybrid mode)	11:00 AM of 09.06.2025
Last date for submission of queries	04:00 PM of 14.06.2025
Publication of responses to queries	05:00 PM of 16.06.2025

- 2.4 Interested parties (the “Applicants”) may submit their EoIs as per the applicable formats on or before the EoI Due Date.
- 2.5 Subsequent to EoI process, the Authority **intends to invite** Request for Proposal (“RFP”) for selection of an eligible entity for award of the licence rights for the O&M of the Project.
- 2.6 It is to be noted that the selection criteria and other terms & conditions of the bidding in the RFP stage will be finalised by the Authority in consultation with various stakeholders.

- 2.7 The Authority reserves the right to seek further information / clarifications from any of the Applicant on the submitted documents and the same shall be sought through a written communication/ email.
- 2.8 The Applicants shall be responsible for all the costs associated with the preparation of their EoI, including any costs related to undertaking visits to the Authority, the site or adjoining areas, etc. or costs incurred for undertaking any sort of due diligence. Further, the Authority shall not be responsible for any costs or expenses incurred by the Applicant in connection with the preparation and delivery of EoI, including costs and expenses related to visit to the Property or adjoining areas and costs incurred for undertaking any sort of due diligence.
- 2.9 It is to be noted that this is not a tender or invitation to bid. After review and scrutiny of the applications/ proposals received under this EoI, the Authority may frame the detailed project scope including the development/O&M obligations and shall subsequently invite proposals for selection of a licensee, via a detailed RFP.
- 2.10 The Authority reserves the rights to cancel, terminate, change or modify this EoI process and /or requirements stated in the EoI, without assigning any reason or providing any notice and without accepting any liability for the same.
- 2.11 The Authority reserves the rights to issue separate or combined RfP for the three sports complexes, without assigning any reason or providing any notice and without accepting any liability for the same.
- 2.12 Non-submission of EoI will not prohibit any applicant from participating in the RFP stage.

3 Instructions to Applicants

- 3.1 Prospective Applicants are requested to review the details of the facilities as provided in this EoI and Annexure I.
- 3.2 DDA will facilitate site visits of Prospective Applicants. The dates of facilitated site visits are 05.06.2025 and 06.06.2025. The nodal officer for the site visits is Sh. Gian Chand Sharma, Director (Sports), DDA. His contact number is **+91-98681 80793** and **011-24692328**. The site in-charges are as follows: Brig. OP Yadav (**+91-84938 98662** for Dwarka Sector 8), Air Cmde. Sanjay Aneja (**+91-97640 04180** for Dwarka Sector 19) and Col. Anuj Chaturvedi (Ph: **+91-98682 06943** for Dwarka Sector 23).
- 3.3 Sampling/Harming of any kind or removal of any facilities/building material or any other material from the site, is strictly prohibited during the site visits.
- 3.4 The Authority shall host a Stakeholders Consultation (Physical/Online/Hybrid mode) on the date and time as mentioned under Clause 2.3 of this EoI document. The venue of the meeting shall be notified in advance via a separate notice on the website of the Authority. A link to join the online meeting shall be emailed to the Applicants (who have expressed their interest in participating in the stakeholder consultation) in advance.

3.5 Applicants are requested to intimate the details of the participants from their end to the Authority via an email to commrsprts@dda.org.in or kk.lakshman@ias.gov.in. The email must have the subject line “**Attending Stakeholder Consultation for “O&M Dwarka sector 08, 19 & 23 Sports Complexes”**” and must clearly mention the following:

- a) Name of the Applicant and email id of the Applicant
- b) Name of the participating person, their email ids and mobile numbers

3.6 The Expression of Interest is to be submitted in the manner prescribed below: -

Sl. No.	Item	Description
1.	Mode of Submission:	On-line
2.	Email id for submission	commrsprts@dda.org.in or kk.lakshman@ias.gov.in
3.	Telephone No.	011-24692328

Sl. No.	Item	Description
4.	Language of Submission	English
5.	Mandatory Requirements for EoI	1. Letter of Application (<i>as per the format provided in Annexure I of this EoI</i>) on the letterhead of the Applicant duly signed and stamped on each page and clearly mentioning the details of the authorized signatory. 2. Details of the Applicant (<i>as per the format provided in Annexure II of this EoI</i>) 3. Feedback / Suggestions on this EoI (<i>as per the format provided in Annexure III of this EoI</i>)

3.7 Prospective Applicants are requested to adhere to the respective timelines mentioned in Clause 2.3 of the documents and send across all requests and queries within the stipulated timeframes.

3.8 All correspondences are to be made only via email to the following email addresses:

Primary Email ID	commrsprts@dda.org.in or kk.lakshman@ias.gov.in
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3.9 Applicants are to ensure that in case of any attachments in the correspondence email, the file size of such attachment is less than 5 MB. In case of larger attachments, the attachments may be split into parts so that each attachment is less than 5 MB and multiple emails may be sent after proper numbering/sequencing.

3.10 In case of any contingencies/ clarifications the following people may be contacted:

Sl. No.	Name & Designation	Contact No
1.	Sh. Gian Chand Sharma, Director (Sport's)	011-24692328

4 Annexure I – Letter of Application

Letter of Application

(On the Applicant's Letter Head and to be signed and stamped on each page)

Date [to be inserted]

Delhi Development Authority

(Sports wing)

Vikas Sadan

INA

New Delhi-110023

Dear Sir,

Sub: Expression of Interest – “Operation and Maintenance of Sports complex centre at Dwarka Sector 08, 19 & 23, Dwarka, New Delhi” – Submission of EoI

In response to your EoI Reference No. [insert reference no] published on your web portal <https://dda.gov.in/tenders>, I / We submit my/ our EoI as follows:

1. I / We have examined the details given in this EoI Notice.
2. I / we hereby submit and acknowledge, this letter containing our details and requested information.
3. The Authority and/or its authorized representatives may contact the following contact persons for further information on any aspects of the EoI:

Description	Details
Name	
Designation	
Email ID:	
Mobile No.	
<i>[Insert additional rows in case more details of more than 1 contact person is to be provided]</i>	

4. I / We also agree that the Authority or their authorized representatives can approach individuals, employers, financial institutions, rating agencies, and any

other entity as may be required to verify our competence, general reputation and financial strength.

5. I/We have studied EoI Document and all other documents carefully and have undertaken site visits and required level of preliminary due diligence.
6. I/We understand that we shall have no claim, right or title arising out of any documents or information provided to us by the Authority or in respect of any matter arising out of or concerning or relating to the selection process including the award of concession rights.
7. *[Additional lines may be inserted in case the Applicant wants to provide any additional clarification]*

Yours sincerely

Signature

Name and Title of Authorized Signatory:

Date:

Location:

Enclosed:

1. Details of the Applicant (including supporting documents)
2. Feedback on the EoI



Annexure I (cont'd.)- Details of Applicant

S. No.	Description	Remarks			
1.	Name of the Applicant	[insert name]			
2.	Constitution	[Company / Partnership Entity/Consortium/AIF]			
3.	Other Member of Consortium (if applicable)	[insert name/ Not Applicable]			
4.	CIN/ Partnership Registration No.	[insert details]			
5.	PAN	[insert details]			
6.	GSTIN	[insert details]			
7.	Email ID	[insert details]			
8.	Phone / Mobile No.	[insert details]			
9.	Financial Details	<i>Financial Year</i>	<i>Revenue from Operations</i>	<i>PAT</i>	<i>Net Worth</i>
		FY2024	[Figures Rs. Crores]	[Figures Rs. Crores]	[Figures Rs. Crores]
		FY2023	[Figures Rs. Crores]	[Figures Rs. Crores]	[Figures Rs. Crores]
		FY2022	[Figures Rs. Crores]	[Figures Rs. Crores]	[Figures Rs. Crores]
10.	Number of Sports facilities currently operating within India or abroad/Sports Infra Developed	[insert details]			
11.	Total Size of Sports Facility	[insert details]			
<p>Note: Every detail asked above should be accompanied with a supporting document.</p> <p>Consortium: Max 3 allowed</p>					

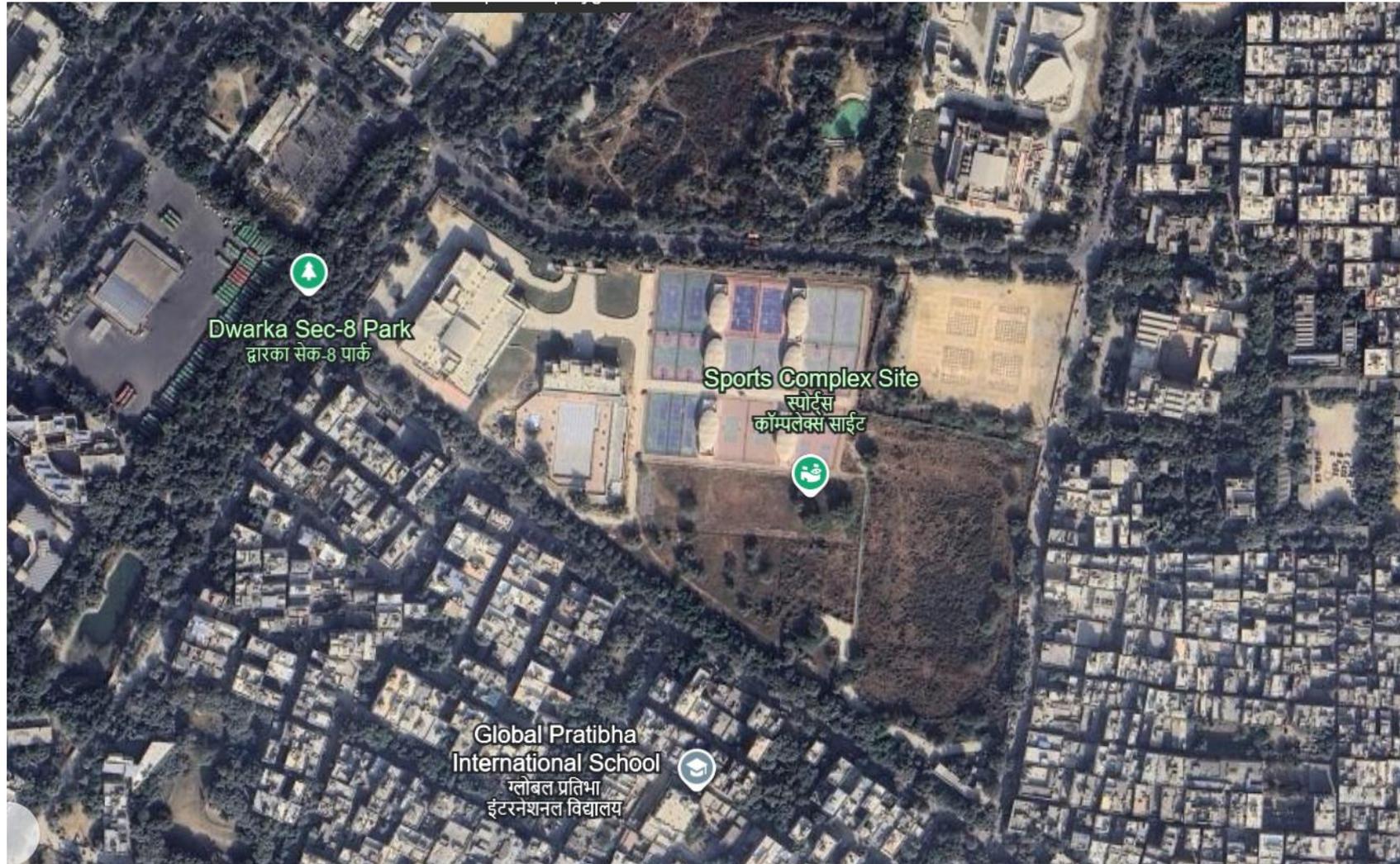
5 Annexure II – Feedback on the EoI

Sl. No.	Nature of Query	Page No.	Clause No.	Description of Query and Suggestions
1.	(Technical/ Legal/ Commercial)			
2.	(Technical/ Legal/ Commercial)			
3.	(Technical/ Legal/ Commercial)			
4.	(Technical/ Legal/ Commercial)			

Note:

1. Applicants may add additional rows in case they have more queries/ suggestions
2. Interested applicants are also encouraged to provide their inputs in terms of the following aspects of a world class Multi Sports Complex:
 - a. Components / facilities that should be an integral part of such a setup
 - b. Minimum Development obligation & procurement
 - c. Infrastructural support needed

6 Annexure III – Location of the Property on Google Map



Dwarka Sector 19



Dwarka Sector 23

