



**Invitation of Expression of Interest
for
Auction of licence rights of land measuring 20.23 Hectare in Narela,
Delhi on license fee basis for development and operations of a Multi
Sports Integrated Stadium & Sports Complex**

**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.



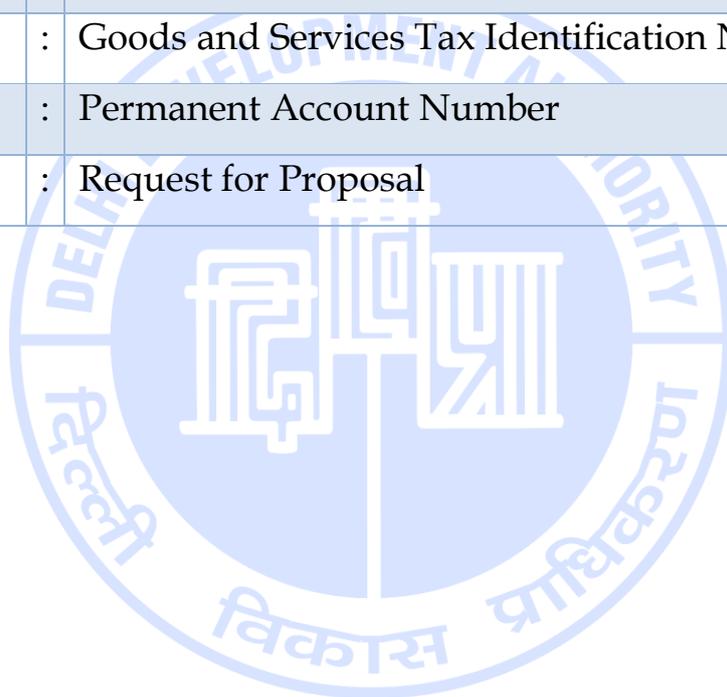
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List of Abbreviations

Abbreviation	Meaning
CIN	: Corporate Identification Number
DDA	: Delhi Development Authority
EBITDA	: Earnings Before Interest, Taxes, Depreciation, and Amortization
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, Commercial Lands, Land Management, Land Disposal, Land Pooling Land Costing and creating sports infrastructure etc. DDA has played a vital role in the orderly-yet-rapid development of Delhi. Its contribution to the development of sports infrastructure is evidenced by two world class golf courses and 17 sports complexes built and run by DDA. As a part of its objective, the Authority intends to award via auction the licence rights of a land parcel measuring 20.23 Hectare located in Narela on license fee basis for the development and operations of a Multi Sports Stadium Complex (“Project”) for a pre-determined license period.
- 1.2 DDA’s intention is to set up a world class sports city comprising of:
- a. Olympic standard stadiums/ arenas/ sports complexes capable of hosting Olympic level events
 - b. Training arenas for both amateur and professional athletes
 - c. Accommodation facilities for both athletes and visitors in terms of games villages, Star category hotels
 - d. Fitness centres and sports academies

The interested parties can in addition to the facilities mentioned above, can also set up ancillary facilities like:

- Hospitals/ Clinics/ Sports Medicine Centres
- Transportation network within the sports city to facilitate movement of athletes and visitors
- Landscaping and Parking facilities

- Recreational parks and facilities
- F&B, Banqueting, Commercial and Retail spaces

However, these ancillary facilities shall not be operated as the main facility, which shall remain the facilities related to sports activities mentioned at (a) to (d) of para 1.2.

1.3 The property can be viewed on Google Map at: **28.801014585748437, 77.088253088726**

Google Map Link: <https://maps.app.goo.gl/yUejpeotBt4v24FH6>

Google Map Image can be viewed at Annexure IV

- 1.4 Accordingly, DDA hereby invites Expression of Interest (EoI) to assess the interest from reputed players in the infrastructure sector having adequate experience of over 10 (ten) years in setting up and operating stadiums/ sports franchises/related sports businesses of comparable complexities and size for participating in the Request For Proposal ("RFP").
- 1.5 A detailed RFP containing the final terms and conditions and the draft license deed 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 infrastructure sector having adequate experience of over 10 (ten) years in setting up and operating stadiums/ sports franchises/related sports businesses of comparable complexities and size for showcasing their interest in the Project.

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	March 23, 2025
Start date for downloading of EoI Document	March 23, 2025
Date and time of Stakeholders Consultation (Physical/Online/Hybrid mode)	11:00 AM of March 26, 2025
Last date for submission of queries	04:00 PM of March 28, 2025
Publication of responses to queries	05:00 PM of April 02, 2025
Last date for submission of Applications (EoI Due Date)	05:00 PM of April 09, 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 development 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 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 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 property as provided in this EoI and Annexure I.
- 3.2 Prospective Applicants are advised to undertake site visits and required preliminary due diligence of the Property.
- 3.3 Sampling of any kind or removal of any 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. In case of a physical meeting, the number of authorised representatives for each Applicant shall be limited to two (02).

3.5 Applicants are requested to intimate the details of the participants from their end to the Authority via an email to commrlnddisp@dda.org.in or kunal.kashyap81@gov.in . The email must have the subject line “**Attending Stakeholder Consultation for Multi Sports Stadium Project in Narela**” 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	commrlnddisp@dda.org.in or kunal.kashyap81@gov.in
3.	Telephone No.	011-24692328
4.	Language of Submission	English
5.	Mandatory Requirements for EoI	<ol style="list-style-type: none"> 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	commrlnddisp@dda.org.in or kunal.kashyap81@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. Kunal Kashyap, Commissioner, Land Disposal	011-24692328



4 Key Site Details

4.1 Key Property Details

S. No.	Description	Details
1	Area of the Site	20.23 Ha
2	Land-use (MPD 2021)	Commercial (Change of Land Use from Commercial to PSP is under process: Public Notice for inviting objections suggestions is issued on 07.03.2025)
3	Current Land Status	Vacant
4	Intended Land Use	Multi Sports Stadium
5	Permissible FAR	40 (MPD-2021)
6	Ground Coverage	20% (MPD-2021)
7	Height limit	NR (Subject to clearance from AAI, Fire Dept. and other statutory bodies). (MPD-2021)
8	Width of abutting road	100 m (UER-II)
9	Mode of Award	License fee basis
10	License period	60 Years
11	Site Coordinates	28.801014585748437, 77.088253088726

5 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

Vikas Sadan

INA

New Delhi-110023

Dear Sir,

Sub: Expression of Interest - "Disposal of Land Parcel on License Fee Basis for Development of Multi Sports Stadium in Narela" - 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, Annexure II 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



6 Annexure II - Details of Applicant

S. No.	Description	Remarks								
1.	Name of the Applicant	[insert name]								
2.	Constitution	[Company / Partnership Entity/Consortium/AIF]								
3.	Lead 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	<table border="1"> <thead> <tr> <th>Financial Year</th> <th>Revenue from Operations</th> <th>PAT</th> <th>Net Worth</th> </tr> </thead> <tbody> <tr> <td>FY2024</td> <td>[Figures Rs. Crores]</td> <td>[Figures Rs. Crores]</td> <td>[Figures Rs. Crores]</td> </tr> </tbody> </table>	Financial Year	Revenue from Operations	PAT	Net Worth	FY2024	[Figures Rs. Crores]	[Figures Rs. Crores]	[Figures Rs. Crores]
Financial Year	Revenue from Operations	PAT	Net Worth							
FY2024	[Figures Rs. Crores]	[Figures Rs. Crores]	[Figures Rs. Crores]							

S. No.	Description	Remarks			
		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	[insert details]			
11.	Total Size of Sports Facility	[insert details]			

7 Annexure III - Feedback on the Eoi

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

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 Land area requirements
- c. Infrastructural support needed



8 Annexure IV - Location of the Property on Google Map

