

**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE EXECUTIVE ENGINEER  
NORTHERN MAINTENANCE DIVISION-2  
NEAR BBM DEPOT, MUKHERJEE NAGER DELHI**

**Subject : Expression of interest (EOI) For Repurposing of Rajghat Power Plant into a one stop unique entertainment destination on PPP mode.**

**EOI No.: 01/EO/EE/NMD-2/DDA/2024-25**

Minutes of the Pre-Application Meeting.

In accordance with the EOI schedule, the Pre-Application Meeting was convened under the chairmanship of the Chief Engineer (North Zone) in his office on 14.01.2025 at 3:00 PM. The list of attendees, including DDA officers and prospective applicants, is provided on the enclosed sheet A-1. The written queries submitted by OMAXE Limited to the office of EE/NMD-2, along with additional verbal queries raised during the meeting by OMAXE Limited representatives, were discussed in detail. Clarifications provided during the meeting are outlined as follows:

**OMAXE LIMITED**

Sr.No.	Clause Reference	Queries of OMAXE LIMITED received via E-mail	Clarification
01	EOI Clause No. 1.2.5	<p>The subject site falls within Zone 'O' with "Recreational and use.</p> <p>We request DDA to please provide the details of the flexibility in remunerative component with applicable developmental control norms (DCR).</p>	<p>As per Zonal Development Plan of Zone-O, under Master Plan for Delhi -2021, land use of the site under reference is 'Utility {U3: Electricity (Power House, sub-station etc.)}'.</p> <p>Through this EOI, applicants are encouraged to submit their ideas in the form of a concept note that aims to maximize the lease premium percentage for the DDA while ensuring the financial viability of the project for the concessionaire.</p> <p>The concessionaire may give the suggestive product mix of activities to make the project viable. This may in-turn be seen and the department may process change of land use to make it compliant with the norms.</p>
02	EOI Clause Reference No 1.3 (Para-1)	<p>We request clarity on the "Multipurpose recreational and Commercial" as it is not a land use category in the master-plan. However, if the DDA plans to affect such land-use in the Master-Plan, we request the ratio/extent of such activities permitted.</p>	<p>Currently, the project does not align with the existing land use mentioned in the Master Plan for Delhi-2021.</p> <p>DDA will have to facilitate the modifications to the land use, as per the required project components.</p> <p>Accordingly, recommendations for change of land use may be provided.</p> <p>The permissible scope and ratio of such activities will depend on a financially viable concept note submitted by applicants and acceptable by the DDA</p>
03	EOI Clause Reference No 1.3 (Para-2)	<p>We request clarity on the broad contour of the proposed PPP model envisaged for this project</p> <p>1. Project on Freehold or Leasehold Basis? If Leasehold, then lease period?</p> <p>2. Individual Roles &amp; responsibilities of project stakeholder * developer/ concessionaire.</p>	<p>1. The project will be operationalized on a leasehold basis. The lease period will depend on the financial viability outlined in the Applicants' concept notes and other relevant inputs from various sources. The finalized lease period will be specified in the project's Request for Proposal (RFP), which will be issued at a later stage.</p> <p>2. The roles and responsibilities of the DDA and the Concessionaire will be clearly defined in the RFP, which will be framed and issued based on the inputs provided by Applicants through their</p>

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		3. Others	concept notes. 3. The project will be implemented under a Public-Private Partnership (PPP) model. Suggestions regarding the terms and conditions, as provided by applicants in their concept notes, will be duly considered during the finalization of roles and responsibilities for the Delhi Development Authority (DDA) and the concessionaire.
04	EOI Clause Reference No 3.1	The referred clause (though indicative in nature) fails to <b>clarify the precise ratio of the proposed development of the site area in terms of Mandatory &amp; Remunerative Development to be carried out by the Developer/Concessionaire.</b> <b>We request clarity on the same.</b>	The change of land use proposal shall contain suggestive mix of mandatory uses as per Master Plan development control norms.
05	EOI Clause Reference No 3.1 (Last Para)	This is the essence for successful delivery of the project. Considering the project is strategically located close to eco-sensitive zone. It is very important that the project is supported with the all the requisite approvals timely. We therefore request that the Authority Handovers CLEAN project site free of any encumbrances. INDEMNIFY the concessionaire for ANY DISPUTE REGARDING LAND what so ever. Facilitates key approvals particularly the Environmental Clearance (EC) & Forest Approval (For TREE Cutting/Replantation)	The project site will be handed over to the appointed concessionaire, free from all encumbrances, prior to the commencement of project implementation.  Due consideration will be given in the RFP to ensure the concessionaire remains indemnified in the event of any land disputes.  The Delhi Development Authority (DDA) will provide full support to the appointed concessionaire in securing the necessary Environmental Impact Assessment (EIA) approvals, as well as any required permissions for tree cutting, if applicable. The DDA's involvement in this process will be limited to as a facilitator to concessionaire. However, it is the responsibility of the concessionaire to obtain all necessary approvals and permissions as per the RFP.
06	EOI - New Clause	<b>We request clarity on the land ownership details of the referred site.</b> The information is critical to <b>"Project Site Approvals"</b> obligations of the project proponent during RERA registration & execution stage.	Regarding status of land ownership details, it is clarified that as per the record/ Jamabandi for the year 1972-73, Revenue Estate Indrapat, the total land relating to Raj Ghat Power House is ad-measuring 215 Bigha 09 biswa (44.8 acre approx) and 160 bigha and 8 biswa (33.3 acre approx) total measuring 78 acres.  Out of this 78 acre, the ownership of 160 Bigha and 8 Biswa land (33.3 acre approx) is Government Land through Central General Electric Power Authority Ltd, Delhi as per the record/Jamabandi for the year 1972-73. The subject land ad-measuring 28.86 acre (actually on ground is 31.55 acre) was leased to Central General Electric Power Authority Ltd by L&DO. However, L&DO has cancelled the lease/allotment vide notice dated 29.11.2018 and Office Memorandum dated 19/28.12.2018 as mentioned order dated 26.07.2019 passed in Court Case W.P.(C) 5815/2019. Against eviction notice issued by L&D, Indraprashtha Power Department, GNCTD filed a Court Case W.P.(C) 5815/2019 which has already been withdrawn by Indraprashtha Power vide order dated 25.08.2023. Further, as per the record

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			<p>available in this office, there is no litigation on land under reference.</p> <p>As regard, the ownership of ad-measuring 215 Bigha 09 biswa (44.8 acre approx), it is submitted that land ad-measuring 215 Bigha 09 biswa (44.8 acre approx) is DDA Land through Central General Electric Power Authority Ltd, Delhi as per the record/Jamabandi for the year 1972-73. In the Jamabandi for the year 1944-45 it was under the ownership of Delhi Improvement Trust. Under Section 60 of DD Act, 1957 it is now under the ownership of DDA which is also reflected in revenue records for last prepared Jamabandi for the year 1972-73.</p> <p>In addition of the above, it has been informed that the subject land of the minutes is part of 160 bigha and 8 biswa land (33.3 acre approx). The status of the ownership of land will be explicitly outlined in the RFP, which will be issued in the next phase of project implementation.</p>
07	Additional Verbal query of raised by OMAXE LIMITED during the meeting	<p>The Delhi Development Authority (DDA) has invited Expressions of Interest (EOI) for the repurposing of the defunct Raj Ghat Power Plant. Interested parties are required to submit concept plans as part of the prequalification process. These concept plans may be partially or fully incorporated into the Request for Proposal (RFP), which will be issued later for the implementation of the project. However, the terms and conditions of the EOI specify that bidders who submit concept plans and qualify for further participation in the RFP will be treated on par with other bidders meeting the eligibility criteria outlined in the RFP. This structure does not provide any competitive advantage to those submitting concept plans during the EOI stage. To promote meaningful participation and innovative submissions, it is suggested that the final selection of bidders for project implementation adopt a Quality and Cost-Based Selection (QCBS) approach. Additional points should be awarded to bidders who submitted a concept plan during the Expression of Interest (EOI) process.</p>	<p>The suggestion for final selection of bidders shall follow a Quality and Cost-Based Selection (QCBS) approach by awarding extra points to bidders who submitted a concept plan during the Expression of Interest (EOI) process. The measures proposed by bidders during the EOI phase will be carefully evaluated and may be incorporated into the Request for Proposal (RFP) to be issued later. However, the inclusion of these provisions in the RFP will require approval from the competent authority and final clearance from the Public-Private Partnership Appraisal Committee (PPPAC), as this project is being executed under the Public-Private Partnership (PPP) model.</p>

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Copy to:

- ✓ 1. PC (Land)/DDA, Vikas Sadan (Through E-mail).
- ✓ 2. Commissioner (Planning) DDA (Through E-mail).
- ✓ 3. Chief Architect/DDA (Through E-mail).
- ✓ 4. CE/NZ/DDA for kind information. (Through E-mail).
- ✓ 5. CAO/DDA, Vikas Sadan (Through E-mail).
- ✓ 6. CLA/DDA, Vikas Sadan to (Through E-mail).
- ✓ 7. SE(Elect.)/NZ/DDA, Vikas Minar (Through E-mail).
- ✓ 8. SE/NCC-1 & (P&HQ) NZ, DDA (Through E-mail).
- ✓ 9. Director (System), 'B' Block Vikas Sadan, DDA (Through E-mail).
- ✓ 10. AE(P) & AE(I) NMD-2, DDA. (Through E-mail).
- ✓ 11. F.O. to CE (NZ), DDA (Through E-mail).
- ✓ 12. A.O./Tender Clerk, (CAU) NZ, DDA (Through E-mail).
- ✓ 13. All Executive Engineers/NZ/DDA (Through E-mail).
- ✓ 14. All A.E./NMD-2/DDA. (Through E-mail).
15. ASO, NMD-2/DDA.
16. Notice Board of NMD-2/DDA.
- ✓ 17. E-mail to [ddatender@dda.org.in](mailto:ddatender@dda.org.in).
18. Office copy.

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