

**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE EXECUTIVE ENGINEER  
NORTHERN MAINTENANCE DIVISION-2  
NEAR BBM DEPOT, MUKHERJEE NAGAR, 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/EOI/EE/NMD-2/DDA/2024-25**  
**Minutest of the Pre-Application Meeting.**

A Pre-Application Meeting to address queries from interested applicants regarding the provisions of the EOI documents was held on 14.01.2025 at 3:00 PM under the chairmanship of the Chief Engineer (North Zone). The minutes of this meeting were uploaded on the tender website on 13.03.2025. Subsequently, it was decided that, given the project's international significance, broader publicity of the EOI was necessary. Mere uploading of the notice inviting EOI on the tender website was deemed insufficient. Accordingly, the EOI notice was published in national dailies such as Hindustan Times, Hindustan, Amar Ujala & Punjab Kesari on 28.03.2025. The deadline for submission of applications was extended up to 17.04.2025. Further, in line with the press notice, a provision for convening a fresh Pre-Application Meeting was made. This meeting was scheduled for 04.04.2025 and was duly held at 3:00 PM under the chairmanship of the Chief Engineer (North Zone).

The list of DDA officials and prospective applicants who attended the meeting is enclosed as Sheet A-1. During the meeting, several verbal queries were raised by the applicants. Although responses were provided during the session, applicants were advised to submit their queries in writing, as verbal queries lack formal standing. The written queries were eventually received, albeit belatedly—14 days after the scheduled Pre-Application Meeting. Nevertheless, in the interest of fairness and to ensure comprehensive clarification of all concerns, the preparation of the meeting minutes was deferred to incorporate responses to both timely and late submissions.

Applicant-wise clarifications to their queries are provided below:

S. No.	Name of Agency	Query/Observation	Reply by this office.
1.	JSC Wayside	1. Clause 4.2- Audited average turnover of FY 2025 should also be considered, as FY 2025 already closed.	The requested modifications to the Financial Capacity requirements of the Applicant are not acceptable. The original condition as stipulated in the EOI remains unchanged and shall prevail.
		2. Clause 4.3-Net worth as 31 <sup>st</sup> March 2025 instead of 2024 should also be considered.	The requested modifications to the Financial Capacity requirements of the Applicant are not acceptable. The original condition as stipulated in the EOI remains unchanged and shall prevail.
		3. In Clause 4.3, requests to consider experience of operation and maintenance of Government owned Asset / Infrastructure allotted through tendering process and generating revenue of 100 Crore for the Government Departments may also be considered. Like tenders of National High Authority of India	The request to consider applicants' experience solely in the operation and maintenance of government-owned assets/infrastructure is not acceptable. Applicants must have experience not only in operations but also in the development and/or construction of infrastructure projects. Accordingly, the minimum experience requirements under the "Technical

		(NHAI) and National Highways Logistics Management Limited (NHLM) like NHAI- User Fee Collection and NHLM – Wayside Amenities (development of Hotels/Motels, Restaurants, Play area, and Shopping area etc.	Capacity" criteria remain unchanged and shall prevail.
		4. Removal/modification of existing structures is allowed or not.	The primary objective of the project is to repurpose the non-operational power plant site into a world-class, multipurpose recreational and commercial hub that also serves as an educational showcase of a coal-based thermal power plant's operations. Accordingly, applicants are required to submit proposals that retain the main structure of the power plant to the maximum extent possible.
		5. How much of FAR allowed.	Applicants are encouraged to submit a concept note outlining their proposed approach, with a focus on maximizing the lease premium percentage for the DDA while maintaining the financial viability of the project for the concessionaire. The query shall be addressed in the RFP (prepared based on concept notes received from the Applicants). However, the concept note shall, to the maximum extent possible, conform to the guidelines/norms of UBBL & MPD and other applicable regulations.
		6. Is there will any cap in terms of area for – food / entertainment zone/gaming zone/commercial space etc.	There is no such cap. Applicants are encouraged to submit a concept note outlining their proposed approach, with a focus on maximizing the lease premium percentage for the DDA while maintaining the financial viability of the project for the concessionaire. The query shall be addressed in the RFP (prepared based on concept notes received from the Applicants). However, the concept note shall, to the maximum

			extent possible, conform to the guidelines/norms of UBBL & MPD and other applicable regulations.
		7. Please prove site map and contour map of site.	A PDF copy of the site plan can be obtained from the office of the Executive Engineer, NMD-2.
2	Parmesh Constructions Pvt. Ltd. (Bhutani Group)	1. We need, AutoCAD of the as-built premises in the 28 Acre + 50 Acre Rajghat Thermal Power Plant full project including the land connected to Yamuna River	Providing AutoCAD of the as-built premises in the 28 Acre + 50 Acre Rajghat Thermal Power Plant full project including the land connected to Yamuna River is not feasible. However, PDF copy of the site plan can be obtained from the office of the Executive Engineer, NMD-2.
		2. We need 30 days period from the date of receipt of the AutoCAD drawing to prepare full concept plan/programme landscape on the said proposed project land	The date of submission of concept note is extended by the 15 days please refer corrigendum No 5 for the extended date of submission of the applications.
		3. We would expect that in the event our master plan/programme layout on the said project land is accepted by DDA then during the commercial bids, we should be given the first right of refusal/match the highest bidder for acquiring the said PPP development on the said project land.	The RFP for the project will be finalized based on key inputs drawn from the concept notes submitted by applicants during the EOI stage. The RFP shall be issued to applicants those who submitted concept note during EOI stage and other as well those who have not participated in EOI process but meet the eligibility criteria outlined in the RFP. Efforts will be made to adopt a Quality and Cost-Based Selection (QCBS) approach for selecting the concessionaire. However, the inclusion of these provisions in the RFP will require approval from the competent authority.
		4. Further it is our submission that to create a global level retail cum entertainment facility which would also be an iconic riverside development on the Yamuna River, DDA should authorize grant of the entire 28+50 Acre land parcels for development by the concessionaire under the said PPP development arrangement.	The applicant shall submit a concept note based on the availability of 20 acres of land for repurposing. However, the possibility of granting any additional land parcels for the development by the concessionaire shall be explored during the formulation of the final RFP of the project.

		<p>5. Further DDA should consider this PPP development as a joint venture development project where by the concessionaire will develop the complete asset on the said project land and will have exclusive rights to manage the complete development on the said project land for a 50 years period (including receipt of revenues from the entire project for the said period) and further also be allowed to retain 50% ownership rights of the entire asset for a 99 years period i.e. post 50 years period, 50% of the built up asset shall be handed over back to DDA by the concessionaire.</p>	<p>Applicants are encouraged to submit a concept note outlining their proposed approach, with a focus on maximizing the lease premium percentage for the DDA while maintaining the financial viability of the project for the concessionaire. The terms, conditions and scope of work shall be outlined in the RFP (prepared based on concept notes received from the Applicants).</p>
3	M/s Spar Geo Infra Pvt. Ltd.	<p>1. We are interested in participation and we have been carefully assessing each of these to ensure a well-prepared proposal. However, the complexity of evaluating site along with the process of gathering necessary documentation, has taken more time than initially anticipated. Considering these factors, I kindly request an extension of 15 days from the current deadline of 17<sup>th</sup> April 2025. This will allow us to complete the formalities and submit all required information accurately and comprehensively.</p>	<p>The last date of submission of EOI Applications has been extended by 15 days. Please refer Corrigendum No-5</p>
4.	Pacific Development Corporation Limited	<p>1. Please clarify the Terms for lease renewal, Will DDA provide the clause for first right to refusal of their lessee for this plot. It is requested to provide first right of refusal to the lessee after completion of the agreement.</p>	<p>Applicants are encouraged to submit a concept note outlining their proposed approach, with a focus on maximizing the lease premium percentage for the DDA while maintaining the financial viability of the project for the concessionaire. The terms, conditions and scope of work shall be outlined in the RFP (prepared based on concept notes received from the Applicants).</p>
		<p>2. Clarity on the Zoning of the Plot. - This land does not fall in the</p>	<p>As per Zonal Development Plan of Zone-O, under</p>

		<p>Zoning Plan where unique entertainment destination with the allowed activities as per 3.1 of the EOI can be built. How does the lessee take a call on what can be done in the said plot? Please Tell us the Approval received from DDA</p>	<p>Master Plan for Delhi -2021, land use of the site under reference is 'Utility {U3: Electricity (Power House, sub- station etc.)}'. 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. The change of land use as may be required will be seen and the department may process change of land use to make it compliant with the norms.</p>
		<p>3. Autonomy in curating the tenant mix and any predefined conditions. - The list does not specify whether Cinema Halls will be allowed to be operated with in premises.</p>	<p>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. The terms, conditions and scope of work shall be outlined in the RFP (prepared based on concept notes received from the Applicants).</p>
		<p>4. Inclusion of Conditions for sub-leasing spaces within the complex as there is no explicit mention in the EOI issued.</p>	<p>The suggestion of the applicant shall be given due consideration while preparing the RFP of the project.</p>
		<p>5. We request for the exact Layout of the area and its distance from River Bed.</p>	<p>A PDF copy of the site plan can be obtained from the office of the Executive Engineer, NMD-2.</p>
		<p>6. Please help in clarifying the following points-</p> <ul style="list-style-type: none"> <li>FAR, FSI and Ground Coverage which will be available to the lessee.</li> </ul>	<p>Applicants are encouraged to submit a concept note outlining their proposed approach, with a focus on maximizing the lease premium percentage for the DDA while maintaining the financial viability of the project for the concessionaire. The query shall be addressed in the RFP, (prepared based on concept notes received from the Applicants). However, the concept note shall, to the maximum extent possible, conform to the guidelines/norms of UBBL &amp; MPD and other applicable regulations.</p>

		<ul style="list-style-type: none"> <li>• Whether multiplex and MLCP construction allowed in this plot.</li> </ul>	<ul style="list-style-type: none"> <li>• There is no restriction to the applicant in proposing construction of multiplex and MLCP in their concept note if same is required for the maximum financial viability of the project. The final scope of work of the RFP which will be prepared based on the key inputs received via concept note which will clearly outline such permissible activities.</li> </ul>
		<ul style="list-style-type: none"> <li>• Which Agency will be the approving Local Authority regarding this project</li> </ul>	<ul style="list-style-type: none"> <li>• This information will be explicitly outlined in the RFP of the project.</li> </ul>
		<ul style="list-style-type: none"> <li>• Will DDA be providing Water, Electricity and other services to the lessee. o If any height restrictions is there for the construction of building from concerned authority.</li> </ul>	<ul style="list-style-type: none"> <li>• The concessionaire shall be responsible for obtaining electricity, water connections, and other essential services from the relevant civic agencies. However, the DDA will provide necessary support and facilitation to assist in securing these connections and services.</li> </ul> <p>The height shall be based on prevalent UBBL/ MPD guidelines and NOCs from other local agencies/ statutory bodies.</p>
		<ul style="list-style-type: none"> <li>• Is the Environment Clearance there for the property to be used as Commercial and Entertainment Hub with Boat and jetty usage with DDA.</li> </ul>	<ul style="list-style-type: none"> <li>• The responsibility for obtaining Environmental Clearance, if applicable,</li> </ul>

		<ul style="list-style-type: none"> <li>• Is the approval for Tree cutting with DDA</li> <li>• The status of the plot and approach roads - What is the present status and is it encroachment free.</li> <li>• What is the anticipated Timeline for getting the Zoning/ Environment and other approvals from DDA.</li> </ul>	<p>shall rest with the Concessionaire. The role of DDA shall be limited to facilitating the Concessionaire in securing the necessary clearance.</p> <ul style="list-style-type: none"> <li>• The responsibility for obtaining tree-cutting permission, if applicable, shall rest with the Concessionaire. The role of DDA shall be limited to facilitating the Concessionaire in obtaining the necessary permission.</li> <li>• The plot is free from encroachments and is easily accessible via adjoining roads.</li> <li>• Any approvals required from DDA shall be granted at the earliest possible time. The responsibility for obtaining Environmental and other approvals, as applicable, shall rest with the Concessionaire. The role of DDA shall be limited to facilitating the Concessionaire in securing the necessary clearance.</li> </ul>
		<p>7. Please provide all the relevant NOCs, clear title documents, land use documents etc.</p>	<p>Obtaining the applicable NOCs from the concerned statutory authorities shall be the responsibility of the Concessionaire. The details of the required NOCs and the land title shall be clearly specified in the RFP of the project. However,</p>

			applicants are advised to submit their proposals based on maximum financial viability, without being concerned about the land title and its usage.
		8. DDA should provide the copy of chain of clear title of this plot in favour of DDA. If there will be any ambiguity regarding title of this plot occurring in future and any delay taking place due to this then DDA should consider the delay period and provide relaxation/ compensation due to such delay period.	Any issues related to the title of the project land shall be resolved prior to the issuance of the RFP. It is further assured that there will be no delays with respect to the land title.
		9. Please clarify whether DDA will provide the clause for right of substitution in RFP/ draft lease agreement.	This suggestion will be given due consideration while preparing the RFP for the project; however, it shall not be construed as a commitment by DDA.
		10. It is requested that facilities constructed or installed at the Leased Site(s), plant and machinery etc be allowed to be mortgaged, charged in favour of Lenders / Financial Institutions) / Banks etc.	This suggestion will be given due consideration while preparing the RFP for the project; however, it shall not be construed as a commitment by DDA
		11. Please clarify if society as registered under the society registration act (for educational and other related purposes) can participate in the bidding process for the project including fulfilling the technical / financial minimum eligibility criteria.	The inclusion of society as an applicant for the EOI is not feasible.
		12. It is requested to add society as registered under the society registration act (for educational and other related purposes) to participate in the bidding process for the project.	The inclusion of society as an applicant for the EOI is not feasible.
		13. Please clarify about the concerned authority about depositing of property tax, advertisement charges and any other charges regarding this proposed Building/ Plot.	These information's will be explicitly outlined in the RFP of the project
5.	Innovatiview India Ltd.	1. 4.2 Financial Capacity on Page 18	

		<p><b>Existing Clause in EOI:</b></p> <ul style="list-style-type: none"> <li>• The Applicants) must have annual audited average turnover of at least INR 300,00,00,000/- (Three Hundred Crores) from FY 2018-24. The value of turn over shall be brought to the current turnover level by enhancing the actual value of turn over at a simple interest rate of 7% per annum, calculated from the last day of financial year to the last day of previous financial year 2023- 2024 ending 31/3/2024.</li> <li>• The Applicants) should submit the proof of annual audited turnover of last six financial years (FY 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24).</li> </ul> <p><b>Clarification/Suggestion required by Bidder:</b>  <b>We request to revise the clause as below:</b></p> <ul style="list-style-type: none"> <li>• The Applicants must have annual audited average turnover of at least INR 300,00,00,000/- (Three Hundred Crores) from any of the three (03) financial years during FY 2018-24. The value of turn over shall be brought to the current turnover level by enhancing the actual value of turn over at a simple interest rate of 7% per annum, calculated from the last day of financial year to the last day of previous financial year 2023-2024 ending 31/3/2024.</li> </ul> <ul style="list-style-type: none"> <li>• The Applicants should submit the proof of annual audited turnover of the three (03) financial years from the last six financial years (FY 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24).</li> </ul>	<ul style="list-style-type: none"> <li>• The requested modifications to the Financial Capacity requirements of the Applicant are not acceptable. The original condition as stipulated in the EOI remains unchanged and shall prevail.</li> <li>• The requested modifications to the Financial Capacity requirements of the Applicant are not acceptable. The original condition as stipulated in the EOI remains unchanged and shall prevail.</li> </ul>
		2. 4.3 Technical Capacity on Page	

		<p>18</p> <p><b>Existing Clause in EOI:</b></p> <p>i. At least one development / construction and operations of major infrastructure project of the area of 10 acres or more (local, regional, national, or international) which is completed and presently in commercial operations as on date of issue of this EOI.</p> <p>ii. As part of Technical Capacity, Applicants are expected to make a presentation of the project to the Authority based on the ideas/concept note submitted.</p> <p><b>Clarification/Suggestion required by Bidder:</b></p> <p><b>We request to revise the clause as below:</b></p> <p>i. At least one development / construction and operations of major infrastructure project of the area of 10 acres or more (local, regional, national, or international) as on date of issue of this EOI.</p> <p>ii. As part of Technical Capacity, Applicants are expected to make a presentation of the project to the Authority based on the ideas/concept note submitted. The Applicants needs to mandatorily score minimum 60% marks i.e. 18 out of 30 marks in the Project Presentation stage to be considered as qualified in the EOI.</p>	<p>i. The requested modifications to the Technical Capacity requirements of the Applicant are not acceptable. The original condition as stipulated in the EOI remains unchanged and shall prevail.</p> <p>ii. This clause has been modified. Applicant may refer corrigendum no. 6 for the modification.</p>
		<p><b>3. 4.4 Evaluation of the proposal for shortlisting of Applicants, Table 1, Pt (A) as under:</b></p> <p style="text-align: center;">Existing Clause in EOI:</p> <ul style="list-style-type: none"> <li>For every additional completed consultancy or implementation of one development / construction of major infrastructure project (max 10 marks for each)</li> </ul> <p><b>Clarification/Suggestion required by Bidder:</b></p> <p>We request the revise clause to be read as below:</p>	<ul style="list-style-type: none"> <li>The requested modifications to the Technical Capacity requirements of the Applicant are not acceptable. The original condition as stipulated in the EOI remains unchanged and shall</li> </ul>

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|--|--|--|
|  | <ul style="list-style-type: none"><li>For every additional completed consultancy or implementation of one development / construction of major infrastructure project or a Government Project of minimum 10 crore value (max 10 marks for each)</li></ul> |  |
|--|--|--|

prevail.

The drawing of site in PDF & AutoCad form is hereby attached.

The other terms & conditions as stipulated in the EOI shall remain unchanged.

15/25

अधिशसी अभियंता  
उ०र०खं०-२/दि०वि०प्रा०

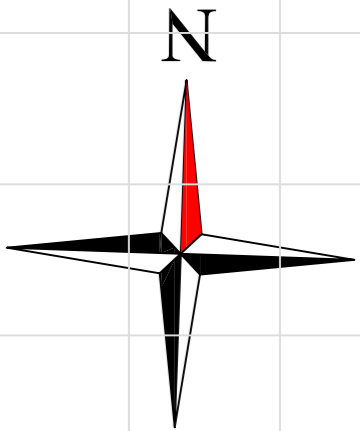
No. F.24(1)/A/NMD-2/DDA/2024-25/ 247

Dated: 01/05/2025

**Copy to:-**

1. Chief Engineer (NZ), DDA (By E-Mail).
2. Chief Architect, DDA (By E-Mail)
3. SE/NCC-1/NZ/DDA (By E-Mail).
4. Director (System), 'B' Block Vikas Sadan, DDA (By E-Mail).
5. F.O. to CE (NZ), DDA (By E-Mail).
6. A.O./Tender Clerk, (CAU) NZ, DDA (By E-Mail).
7. All Executive Engineers/NZ/DDA (By E-Mail).
8. All A.E./NMD-2/DDA. (By E-Mail).
9. AAO/NMD-2/DDA.
10. ASO, NMD-2/DDA.
11. Notice Board of NMD-2/DDA.
12. E-mail to [ddatender@dda.org.in](mailto:ddatender@dda.org.in).
13. Office copy.

अधिशसी अभियंता  
उ०र०खं०-२/दि०वि०प्रा०



NOTE :-  
1. ALL DIMENSIONS ARE IN METERS.  
2. T.B.M 208.697 M. TAKEN AT PIETRE FORM NEAR RAILWAY CROSSING.  
3. TOTAL AREA OF POWER HOUSE-RPH COMPLEX (WITH B.M.) = 32.88 ACRES  
4. GRID INTERVAL 20 M. AND LEVEL 10 X 10 M

LEGEND		SYMBOL
S.NO	DESCRIPTION	
1.	ROAD	
2.	BUILDING/SHOP	
3.	BOUNDARY WALL	
4.	ELECTRIC POLE	
5.	LIGHT POLE	
6.	HANDPUMP	
7.	MANHOLE	
8.	TREE	
9.	FENCING	
10.	GATE	
11.	ELECTRIC BOX	
12.	STROM MAIN HOLE	
13.	HIGH MAST LIGHT	
14.	LAND WITH DTL	
15.	LAND WITH CHAD	

SCALE 1:1000	
S.NO	PARTICULAR
1.	TOTAL AREA OF RAJGHAT POWER HOUSE WITH B.M. 119255.08 27.68
2.	TOTAL AREA OF RAJGHAT POWER HOUSE WITH B.M. 12208.32 2.76
3.	TOTAL AVAILABLE LESS AREA OF CHAD, NALLAH & DTL 12208.32 2.76
4.	TOTAL AVAILABLE LESS AREA OF CHAD, NALLAH & DTL 1186.39 0.26
5.	AREA OF 220 K.V. SWITCH YARD 1186.39 0.26
6.	AREA OF RAILWAY TRACK 2989.51 0.74
7.	AREA OF MAIN PLANT BLDG. & O&M BLDG. 452.79 1.12
8.	AREA OF MAIN PLANT BLDG. & O&M BLDG. 1622.15 4.1
9.	AREA OF CABLE DUMP AREA 333.20 0.8
10.	AREA OF CABLE DUMP AREA 6595.97 1.63
11.	AREA OF ROAD 6595.10 1.63
12.	AREA OF WATER TREATMENT PLANT 3761.54 0.93
13.	TOTAL AREA OF GREEN AREA & NURSERY 3298.17 0.82
14.	TOTAL AREA OF C.P.W.D. 1268.87 0.31
15.	TOTAL AREA OF C.P.W.D. 647.05 0.16
16.	TOTAL AREA OF C.P.W.D. 1030.05 0.25
17.	TOTAL AREA OF C.P.W.D. 303.41 0.75
18.	TOTAL AREA OF C.P.W.D. 282.41 0.71
19.	TOTAL AREA OF C.P.W.D. 786.616 0.20

TITLE	
SURVEY PLAN OF RAJGHAT POWER HOUSE & RPH OFFICE COMPLEX AREA	
CLIENT-	SR. MANAGER (CIVIL)
AGENCY-	ALLIED ENGINEERS
77, 1ST FLOOR, BLOCK D, MARKET, RAJGHAT, DELHI.	
PLOT NO. 11/12, 11/13, 11/14, 11/15, 11/16, 11/17, 11/18, 11/19, 11/20, 11/21, 11/22, 11/23, 11/24, 11/25, 11/26, 11/27, 11/28, 11/29, 11/30, 11/31, 11/32, 11/33, 11/34, 11/35, 11/36, 11/37, 11/38, 11/39, 11/40, 11/41, 11/42, 11/43, 11/44, 11/45, 11/46, 11/47, 11/48, 11/49, 11/50, 11/51, 11/52, 11/53, 11/54, 11/55, 11/56, 11/57, 11/58, 11/59, 11/60, 11/61, 11/62, 11/63, 11/64, 11/65, 11/66, 11/67, 11/68, 11/69, 11/70, 11/71, 11/72, 11/73, 11/74, 11/75, 11/76, 11/77, 11/78, 11/79, 11/80, 11/81, 11/82, 11/83, 11/84, 11/85, 11/86, 11/87, 11/88, 11/89, 11/90, 11/91, 11/92, 11/93, 11/94, 11/95, 11/96, 11/97, 11/98, 11/99, 1200.	