

दिल्ली विकास प्राधिकरण
मुख्य योजना विभाग
छठी मंजिल, विकास मिनार, नई दिल्ली

इ-फाइल संख्या: PLG/MP/0014/2020/F-3/-
AD(PLG-MP AND DC)-III/85
कंप्यूटर संख्या: 5358

दिनांक: 22.09.2025

Sub: Agenda received from MCD for placing before the Technical Committee for allowing norms as stipulated in MPD-1962 for five (05) Warehousing plots

Ref: Letter received from the Chief Engineer (B) HQ, MCD dated 07.05.2025

1. Chief Engineer (B) HQ, MCD vide letter dated 07.05.2025 has forwarded the Agenda for placing before the Technical Committee Meeting with the proposal for allowing norms as stipulated in MPD-1962 (which was in force when the lease deed was executed) w.r.t. the following five (05) Warehousing plots:

Location	Area (sqm)
1. Plot No.82, Block -F, Okhla, Phase-1, Zone F	8,882.85
2. Plot No. 13-14-15, Block- B, Okhla Phase -I, Zone-F	15,426.63
3. Block No.2 Kirti Nagar warehousing scheme, Zone-G	20,240.00
4. Plot No. B-86, Rana Pratap Bagh, Zone-C	40,480.00
5. Block No.1, DSIIIDC Indl. Area Narela, Zone P-I	20,240.00

A copy of the Agenda received from MCD is enclosed as **Annexure-A**.

- As per the lease documents (furnished by MCD and Central Warehousing Corporation (CWC)), all the above-mentioned plots have been leased out by DDA to Central Warehousing Corporation (CWC) on perpetual lease basis.
- As per MPD-1962, the FAR and Ground Coverage permissible on a plot for 'General Warehousing, Storage etc.' was 150 and 60% respectively.
- In the agenda, it is stated that all the existing warehouses on the plots under reference are required to be redeveloped for high density storage and state of the art logistics solutions.
- MCD has proposed that permission for redevelopment on the said plots be granted with the development control norms as granted during execution of lease i.e. norms as stipulated in MPD-1962 in place of norms as per MPD-2021.
- In view of above, the following is submitted.

i. Landuse of the Plots

Location	Landuse (as per MPD-2021)	Permissibility
1. Plot No.82, Block -F, Okhla, Phase-1, Zone F	Industrial (Manufacturing, Service & repair Industry) M1	Warehousing is a permissible activity in Industrial (M) and Commercial (C2) use Zone, as per sub-clause 8(2) under chapter 17 Development Code of MPD-2021.
2. Plot No. 13-14-15, Block- B, Okhla Phase -I, Zone-F	Industrial (Manufacturing, Service & repair Industry) M1	
3. Block No.2 Kirti Nagar warehousing scheme, Zone-G	Industrial (M1)	

4. Plot No. B-86, Rana Pratap Bagh, Zone-G	Commercial (C2-Warehousing)	
5. Block No.1, DSIIDC Indl. Area Narela, Zone P-I	Industrial (M1)	

Location and landuse of the above plots are enclosed as **Annexure-I to V** for sr. no. 1 to 5 respectively for reference.

- ii. In MPD-2021, no separate norms for Warehousing on a Plot level have been stipulated. However, the following is stipulated in Para 12.12 w.r.t. Integrated Freight Complexes (IFC):
- "Integrated Freight Complexes have been recommended for the integration of goods movement by road and rail. These would consist of wholesale market, **warehousing**, road for trucks and rail transport terminals so as to curtail the movement of heavy vehicles within the city."*
- iii. A proposal regarding modification in MPD-2021 was processed earlier wherein the use premise of 'IFC/Wholesale Market' was modified to 'IFC/Wholesale Market/**Warehousing Schemes**' and the FAR and Ground Coverage for the same was enhanced from 80 to 100 and from 30% to 40% respectively. The proposal was forwarded to the Ministry vide letter dated 21.01.2021 however, the same has not been notified yet.
- iv. Comparative of Development Control Norms under various Master Plans and Use premises

	MPD-1962	MPD-2021		MPD-2021 (Proposed modifications, as forwarded to MoHUA vide letter dated 21.01.2021)
Use Premise	Wholesale Trade/ Storage / Warehouse (Plot Level)	IFC/Wholesale Market	Industrial Plot (having area above 2000 sqm)	IFC/Wholesale Market/ Warehousing Schemes (Scheme Level)
FAR	150	80	200	100
Ground Coverage	60%	30%	40%	40%
Other Provisions		Footnote of Table 6.2 of MPD-2021 In case of individual plots not forming part of any comprehensive / integrated development scheme, the development controls shall be as per already approved		

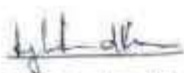
		scheme layout plan.	/		
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- v. As per foot note (iv) under Table 17.1 of Clause 8(3) in Chapter 17 of MPD 2021, "The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances".
7. MCD vide the Agenda u/r has requested to allow norms as stipulated in MPD-1962 w.r.t. the above-referred five (05) Warehousing plots. A copy of the Agenda received from MCD is enclosed as **Annexure-I** for placing before the Technical Committee for deliberation.

Encl.:

Annexure A - Agenda of MCD forwarded vide letter dated 07.05.2025.

Annexure I-V- Location and Landuse of the Plots at sr. no. 1-5 respectively.


Asst. Director (Plg.)
MPMR-II


Dy. Director (Plg.)
MPMR-II


Director (Plg.)
MPMR-II

डापरी स.
दिनांक.....

उपस्थित अधिकारी का कार्य

I-661

14/5/25

Annexure-A

598
15/05/25

MUNICIPAL CORPORATION OF DELHI

OFFICE OF THE CHIEF ENGINEER(BLDG.)HQ

9TH FLOOR, DR. S.P.M. CIVIC CENTRE,

MINTO ROAD, NEW DELHI

No. CE/14/HQ/MCD/2025/309

Dated: 07.5.2025

To,

The Commissioner (Plg.)

Delhi Development Authority,

6TH Floor, Vikas Minar, I.P. Estate,

New Delhi-110002.

Plg. (Plg.) MP&R-II
Disty No. 221
Date 15/5/25

Subject: - Proposal for Redevelopment of existing Warehouses at Okhla Ph-I, Kirti Nagar, Ranā Pratap Bagh and Narela :- Issue regarding applicable Development Control Norms.

Madam,

This is with reference to the representation received from the Group General Manager (NBP&P), Central Warehousing Corporation bearing No. CWC CO-NBPP/24/2024-NBPP Division dated 21.03.2025 regarding subject noted matter (copy enclosed). The matter was placed before the Building Plan Committee (BPC) in its meeting held on 24.04.2025 and after detailed deliberations, it was decided that the matter needs consideration of the Technical Committee, DDA as the request made in the representation of CWC is regarding permission to adopt the previous Development Control Norms prevailing at the time of execution of lease deeds by DDA in respect of these land parcels.

Accordingly, agenda with proposal to allow Development Control Norms as per MPD-1962 while granting approval for redevelopment of these Warehousing Facilities, is being forwarded for placing the same before the Technical Committee for consideration please.

Encl: - As above

Ne may discuss pl.

✓ AC (Plg.) - I

Disty MP&R II / II
urgent pl.

MH
14/05/2025

14 MAY 2025

Yours faithfully,



Chief Engineer (B)HQ

Pl. discuss.

Director Chy. & R. / Plg.

15/05/2025

AD(Plg.)MP / Ms Padhani

1175 (Plg.) MP&R-II

15/5/25

Item No. ____ /2025

AGENDA FOR TECHNICAL COMMITTEE MEETING

Subject :	Proposal for Redevelopment of existing Warehouses at Okhla Ph-I, Kirti Nagar, Rana Pratap Bagh and Narela :- Issue regarding applicable Development Control Norms
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Applicant :	Central Warehousing Corporation
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1. Background

- 1.1** A representation has been received from Central Warehousing Corporation (a Govt. Undertaking) vide No. CWC CO-NBPP/24/2024-NBPP Division dated 21.03.2025 regarding Redevelopment of existing Warehouses at Okhla Ph-I, Kirti Nagar, Rana Pratap Bagh and Narela.
- 1.2** The existing Storage / Warehousing Facilities at the subject noted sites were constructed about 40 years back and are no longer suitable for high density storage solutions to meet the requirements of technology driven supply chains. The applicant intends to redevelop these facilities for efficient use to provide state of the art logistics solutions.
- 1.3** The details regarding allotment / lease deeds and plot area for Warehouse sites are as under: -

S. No.	Data Point	Warehouse Location				
	Location	RP Bagh B-86, GT Karnal Road, RP bagh, Ashok Vihar Indl Area, Delhi- 110033	Kirti Nagar Kirti nagar Warehousing Scheme, Block No. 2, Kirti Nagar, New Delhi- 110015	CWC Okhla 1(Phase 1) Plot No. 82, Block-F, Okhla Phase-1, Okhla Indl Estate, New Delhi-110020	CWC Okhla 2 (Phase 1) Plot No. 8-13 to 15, Plot-B, Okhla Phase-1, Okhla Indl Estate, New Delhi- 110020	CWC Narela Block-1, DSIIDC Indl Area, Narela, New Delhi- 110040
1	Allotment Agency	DDA	DDA	DDA	DDA	DSIIDC
2	File No.	F.2(20)63/ IL	F.20(19)75/Ins IL	F.15(16)72- LSB(1)	F.20(19)78-IL	DSIIDC/PE(N) /CWC/28- 14/139
3	Lease Deed Type	Perpetual	Perpetual	Perpetual	Perpetual	Perpetual
4	Lease Start Year	1964	1981	1978	1982	1988
5	Lease Deed No. and Dated	16-12-21	7649 dt. 04.09.1997	26.11.1979	9363 dt. 04.09.1997	Lease Deed under execution process with DSIIDC
6	Warehouse plot area (sqm)	40480	20240	8882.85	15426.63	20240
7	Warehouse plot area (acres)	10.00	5.00	2.195	3.812	5.00

- 1.4** Details regarding existing Warehouses in terms of achieved GC & FAR are tabulated a under: -

S. No.	Warehouse Location	Permitted GC & FAR as per MPD-1962 at the time of initial sanction	Existing / Achieved & FAR as per site survey
1	Plot No. 82, Block-F, Okhla, Phase-1	GC = 60% FAR = 150%	GC = 34% FAR = 34
2	Plot No. 13-14-15, Block-B, Okhla Phase-1	GC = 60% FAR = 150%	GC = 45% FAR = 45
3	Block No. 2, Kirti Nagar warehousing Scheme	GC = 60% FAR = 150%	GC = 45.98% FAR = 46.89
4	Plot No. B-86, Rana Pratap Bagh	GC = 60% FAR = 150%	GC = 46.038% FAR = 58.77
5	Block No. 1, DSIIDC Indl. Area, Narela	GC = 60% FAR = 150%	GC = 37.72% FAR = 48.53

- 2 -

2. Applicable Provisions of MPD/ZDP and Development Control Norms.

Under MPD-1962 - The Development Control Norms for Wholesale Trade / Storage / Warehouse are mentioned as below: -

FAR - 150

Maximum Ground Floor Coverage - 60%

Under MPD-2001 - The Development Control Norms for Wholesale Trade / Warehousing (Integrated Development) are mentioned as below: -

FAR - 60

Maximum Ground Coverage - 20%

Height - 14 Mtr.

Under MPD-2021 - The Development Control Norms for Wholesale Trade as per MPD-2021 are mentioned as below: -

Use / Use Premise - Integrated Freight Complex / Wholesale Market

FAR - 80

Ground Coverage - 30%

Height - NR

Parking standard - 3 ECS / 100sqm of floor area.

3. Examination

- 3.1 The plot No. 82, Block-F, Okhla Phase-1 forms part of approved layout plan of Okhla Indl. Area-I, New Delhi. As per the Zonal Development Plan of Zone-F, Land use of the site in question is '**Industrial**'. In the lease deed executed by DDA, it is mentioned that the plot shall be used for '**Warehousing**'.
- 3.2 The plot No. B-13 to 15, Block-B, Okhla Phase-1 forms part of approved layout plan of Okhla Indl. Area-I, New Delhi. As per the Zonal Development Plan of Zone-F, Land use of the site in question is '**Industrial**'. In the lease deed executed by DDA, it is mentioned that the plot shall be used for '**Warehousing**'.
- 3.3 The plot at Block No. 2, Kirti Nagar Warehousing Scheme forms part of approved layout plan of Kirti Nagar Warehousing Scheme, New Delhi. As per the Zonal Development Plan of Zone-G, Land use of the site in question is '**Industrial**'. In the lease deed executed by DDA, it is mentioned that the plot shall be used for '**Warehousing**'.
- 3.4 The plot No. B-86, G.T. Karnal Road at Rana Pratap Bagh forms part of approved layout plan of G.T. Karnal Road Indl. Area, New Delhi. As per the Zonal Development Plan of Zone-C, Land use of the site in question is '**Industrial**'. In the lease deed executed by DDA, it is mentioned that the plot shall be used for '**Warehousing**'.
- 3.5 The plot at Block No. 1, DSIIDC Indl. Area at Narela, New Delhi forms part of approved layout plan of Narela Indl. Area, New Delhi. As per the Zonal Development Plan of Zone-P-1, Land use of the site in question is '**Industrial**'. In the lease deed executed by DSIIDC, it is mentioned that the plot shall be used for '**Warehousing**'.
- 3.6 From above, it is gathered that Lease deeds for the plots under reference were executed in favour of the applicant i.e. Central Warehousing Corporation when the MPD-1962 was in force. Permissible Ground Coverage / FAR for a Warehouse, under MPD-1962 were 60% / 150. Earlier, approval was also accorded under the provisions of MPD-1962.

- 3 -

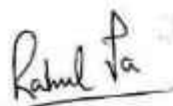
- 3.7 In case of Industrial use, permissible Ground Coverage is 40% and FAR is 200 for same size of plot.

4. Proposal

Based on the above examination and facts of the case, the present proposal is for allowing earlier norms under MPD-1962 i.e. GC-60% and FAR - 150 which was permissible when the lease deeds were executed in respect of these Warehousing Plots. The current Development Control Norms applicable for Integrated Freight Complex / Wholesale Market mentioned in MPD-2021 are GC-30% and FAR-80. Most of the sites form part of planned industrial areas and permissible GC and FAR for same size of plot is 40% and 200 respectively.

5. Recommendation

The proposal as given in para 4 above is placed before the Technical Committee for consideration under Clause 8(3) of Chapter 17.0 Development Code of MPD-2021.

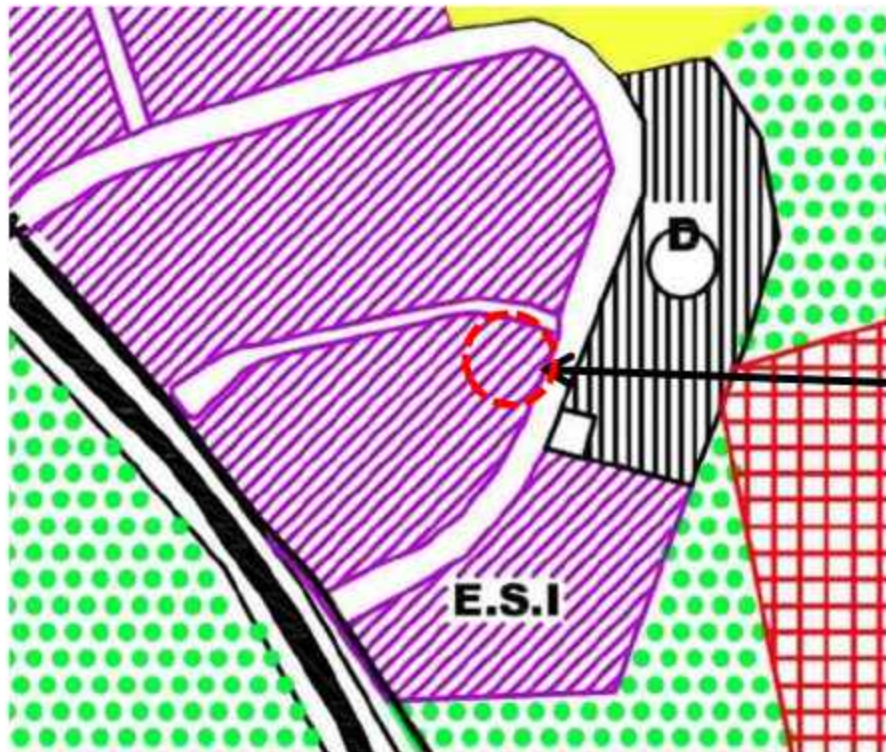

A.E.(B)HQ-II


E.E.(B)HQ-I


S.E.(B)HQ-II

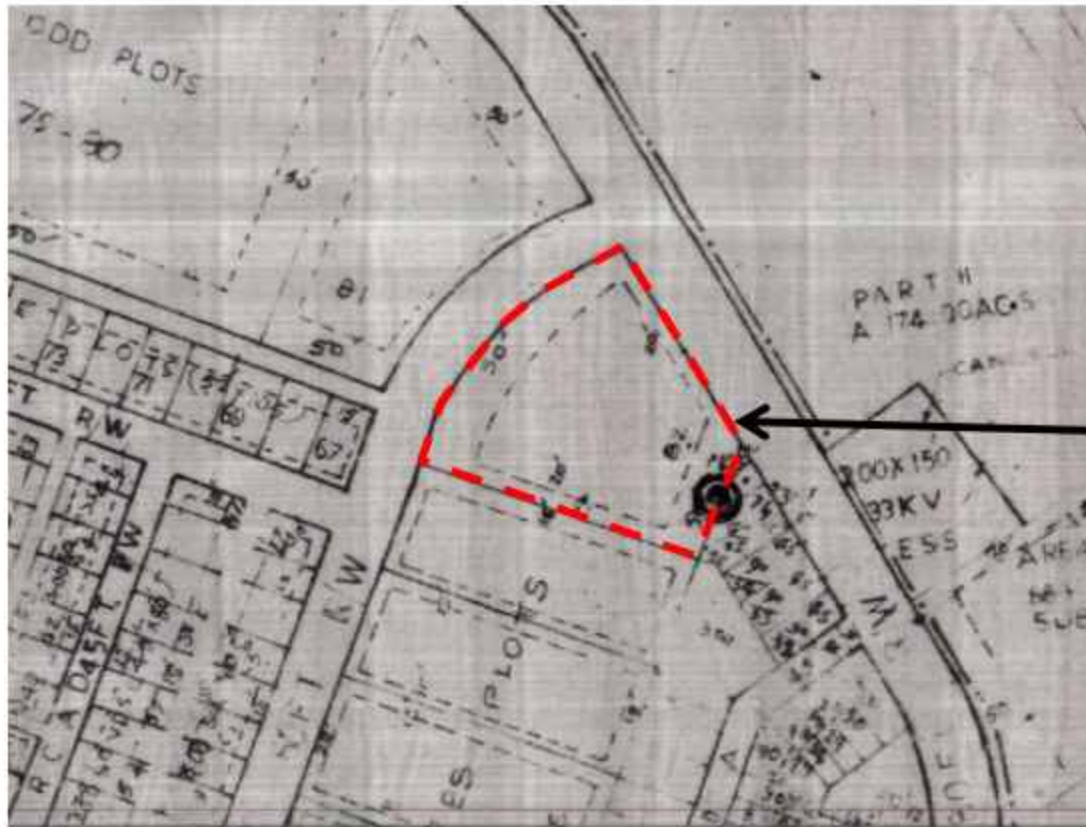
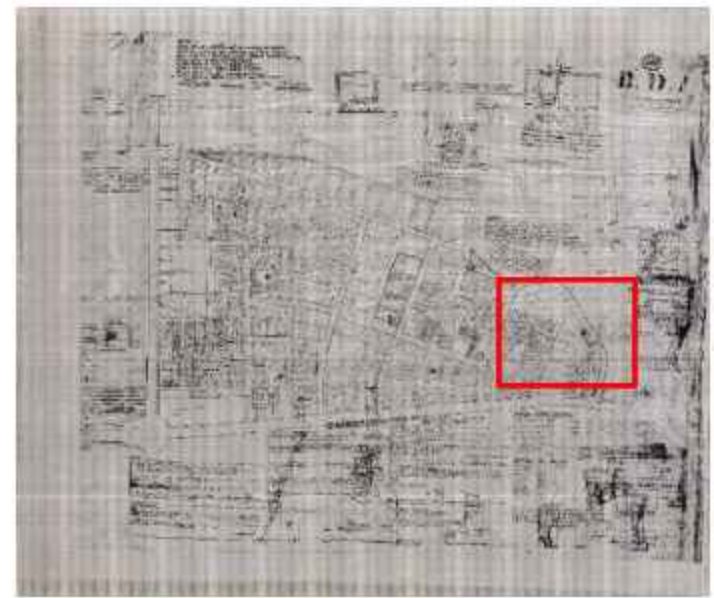

C.E.(B)HQ

Annexure-I



Tentative
Location of Plot
No. 82,Block F,
Okhla Phase-1

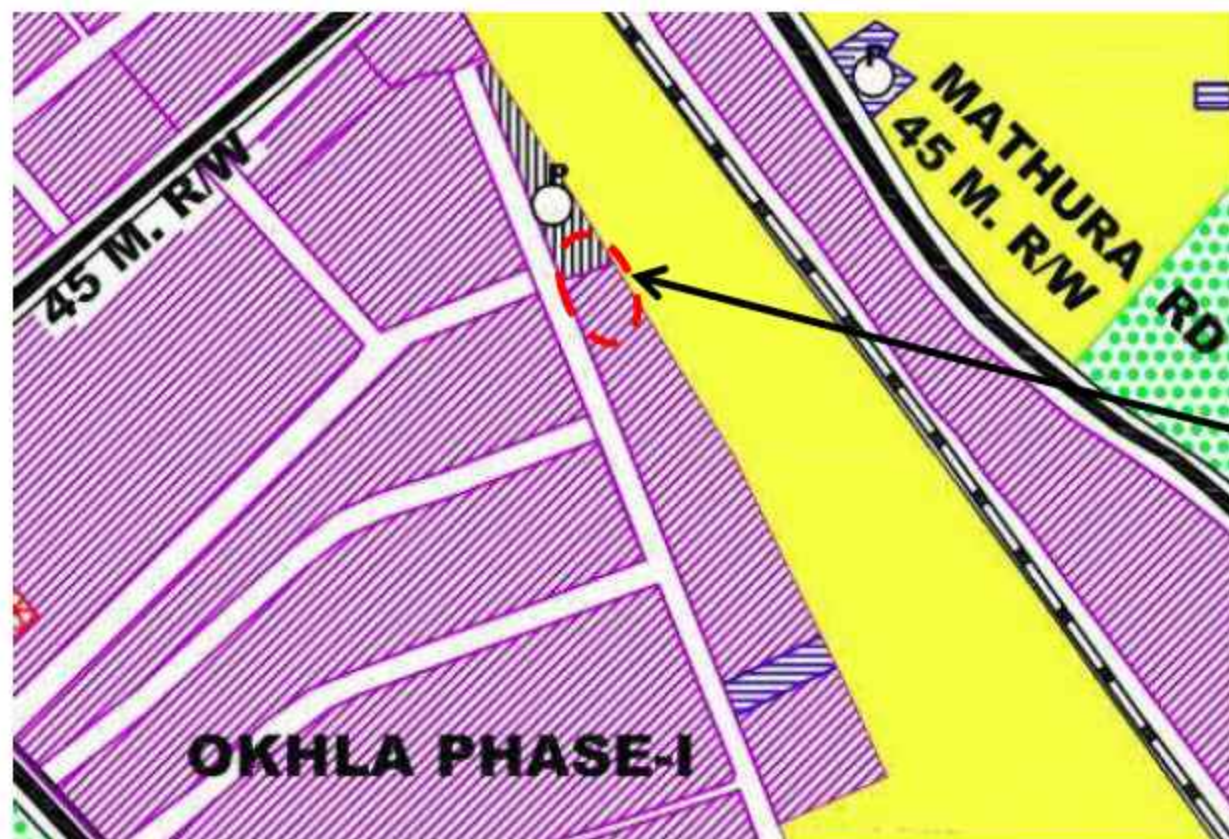
Land use as per ZDP of Zone-F (prepared under MPD-2021 provision)



**Tentative
Location of Plot
No. 82,Block F,
Okhla Phase-1**

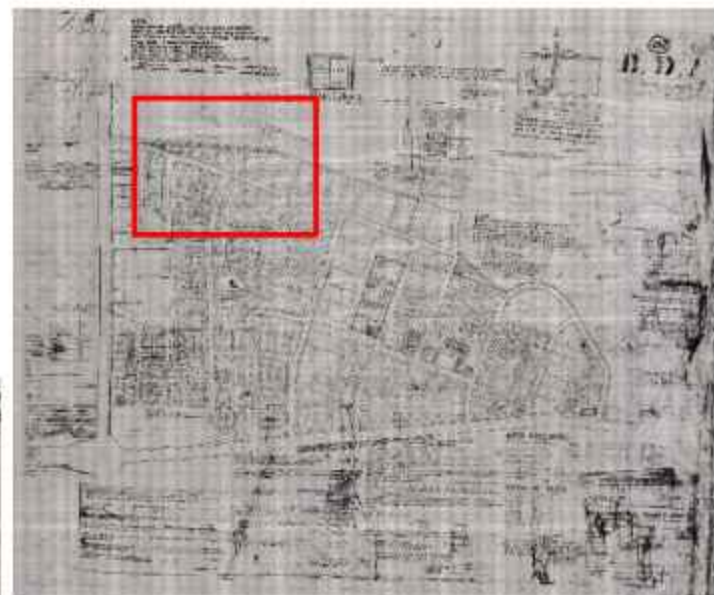
Layout Plan of the said area titled '_____'

Annexure-II



Tentative Location
of Plot No. 13-14-
15,Block B, Okhla
Phase-1

Land use as per ZDP of Zone-F (prepared under MPD-2021 provision)



**Tentative Location of Plot
No. 13-14-15,Block B,
Okhla Phase-1**

Layout Plan of the said area, titled ' 134

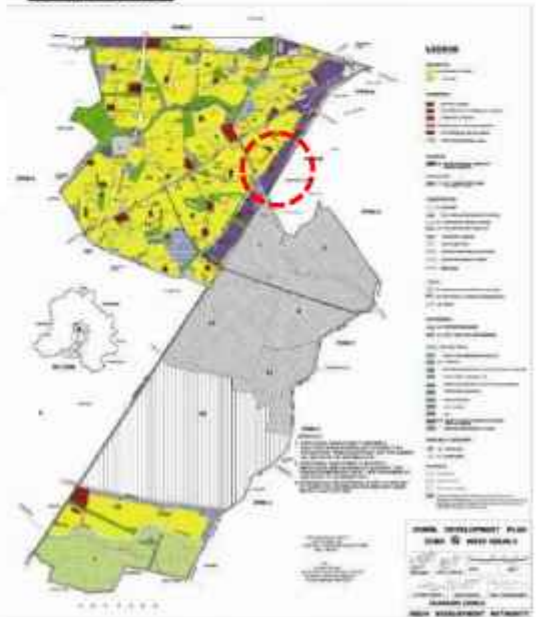
Annexure-III

Part copy of ZDP of Zone-G (prepared under MPD-2021) showing tentative location of 'Kirti Nagar Ware Housing Scheme'



Landuse of Kirti Nagar Warehousing Scheme as per ZDP of Zone-G (prepared under MPD-2021) is 'M1-Industrial'

Key Plan



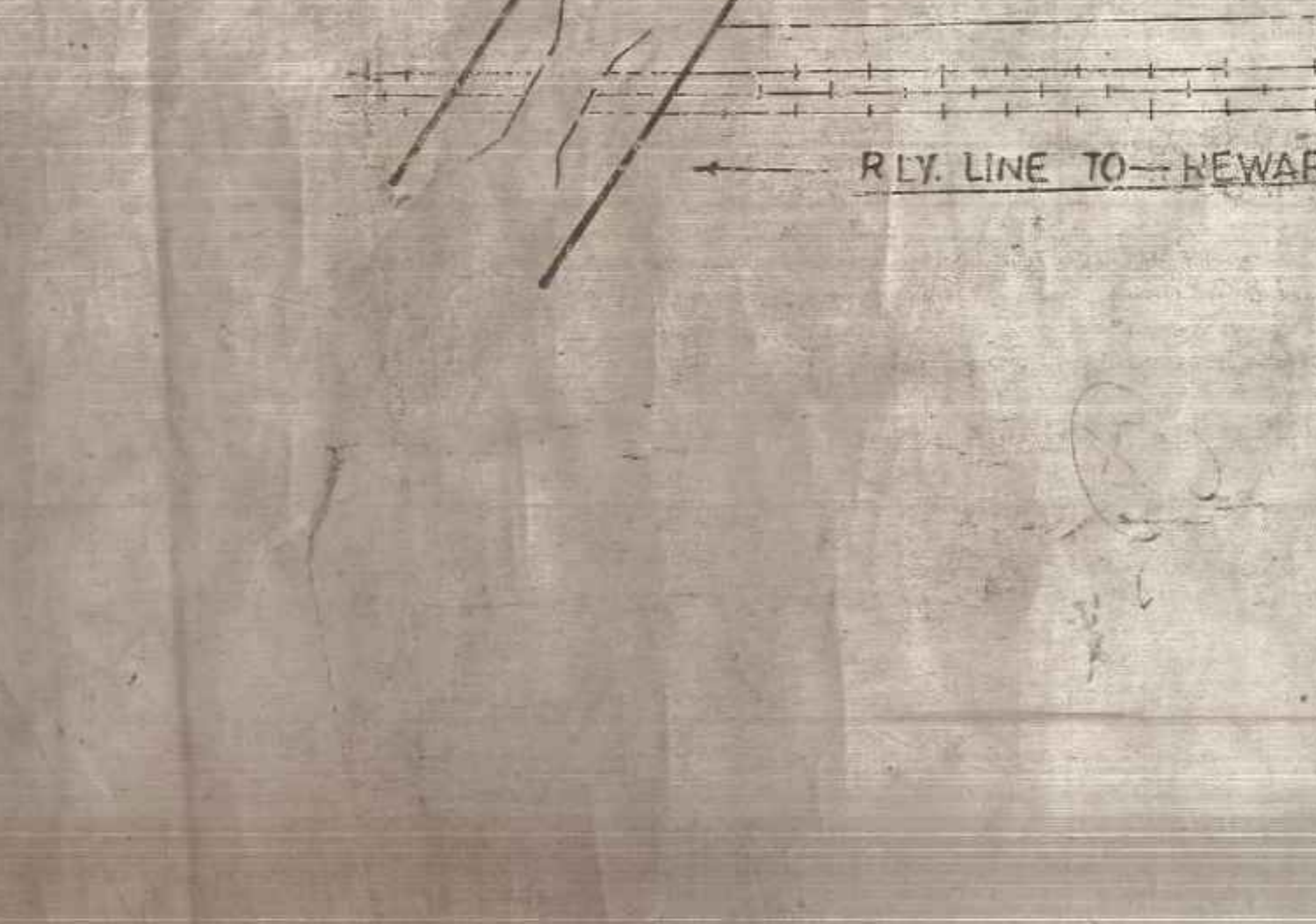
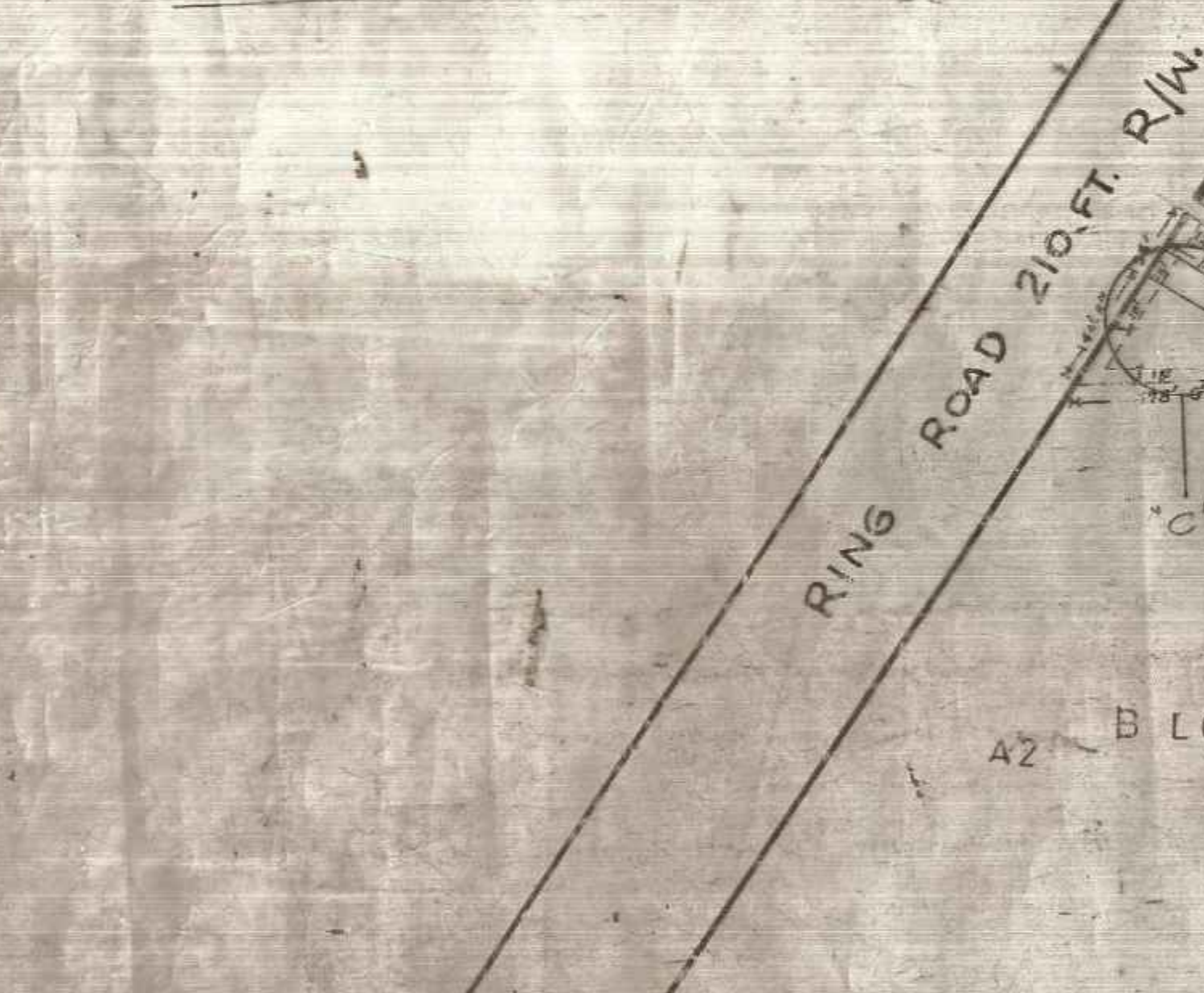
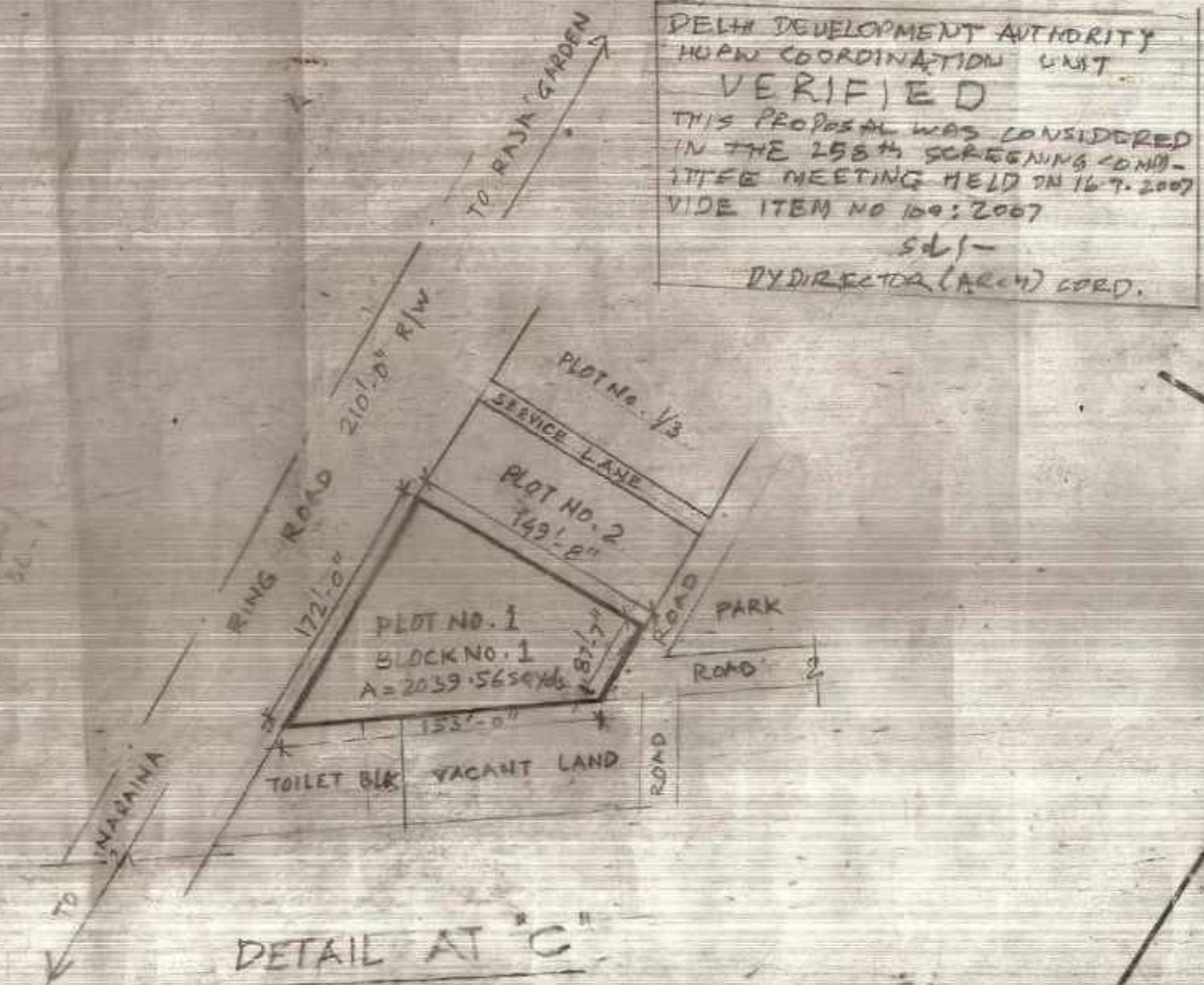
Layout plan of Kirti Nagar Ware housing Scheme titled 'Warehouses for Timber traders and mineral siding, South of Kirti Nagar'

NOTE: THE SCHEME WAS DISCUSSED IN THE 258TH SCREENING COMMITTEE MEETING HELD ON 16-07-2007 VIDE ITEM NO. 100/2007. THE PROPOSAL AS REFLECTED IN THE AGENDA HAS BEEN APPROVED FILE NO. F3(58)05 MP.

PLG ASSTT. DIR. AP-I
ASSTT. DIR. AP-I
DIRECTOR AP-I

DELHI DEVELOPMENT AUTHORITY
HORN COORDINATION UNIT
VERIFIED
THIS PROPOSAL WAS CONSIDERED IN THE 258TH SCREENING COMMITTEE MEETING HELD ON 16-7-07 VIDE ITEM NO. 100/2007
Sd/-
DY DIRECTOR (HORN) CORD.

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
APPROVED IN 258TH SCREENING COMMITTEE MEETING HELD ON 16-7-07 VIDE ITEM NO. 100/2007
Sd/-
DIRECTOR (HORN)



MODIFICATION IS
ONE ADDITION PLOT NO. 78/4 IN BLOCK-2 ADDED IN THE LAYOUT PLAN DUE TO EXTRA LAND AVAILABLE AT SITE AND AS PER ORDERS OF VICE-CHAIRMAN VIDE DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N

PLOT NO 84 BLOCK-1 SUB-DIVIDED INTO 2 PLOT NUMBERING 84 & 84/1 WITH AN AREA OF 225.50 SQ. M. & 73.50 SQ. M. RESPECTIVELY AS PER V.C.'S ORDER VIDE FILE NO. F6(195)67-LSB-1 AT PAGE 20/N DT. 8.6.84

(K.K. BANTHOPADHYAY)
JOINT DIRECTOR (C.P.)
DATED: 18.6.84

DETAIL AT 'D'

DETAIL AT 'B'
SCALE: 1:500

DETAIL AT 'A'
SCALE: 1:500

NOTE: MODIFICATION IN THE LOP OF WHS KIRTI NAGAR, ZONE 'G' REGARDING INCORPORATION OF SUB-DIVISION OF PLOT NO 82 IN THE LAYOUT PLAN HAS BEEN APPROVED IN 338TH SCREENING COMMITTEE HELD ON 6-4-16 VIDE ITEM NO. 22/2016 IN FILE NO. F3(58)05/MP WHEREIN AFTER DETAILED DELIBERATION ON ATR, THE PROPOSAL, AS REFLECTED IN AGENDA WAS APPROVED AS PART ACCOMPLI WITH THE DIRECTION THAT IN FUTURE NO ADDITIONAL ALLOTMENT OF ANY LEFT OVER LAND SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF LAYOUT PLAN BY SCM.

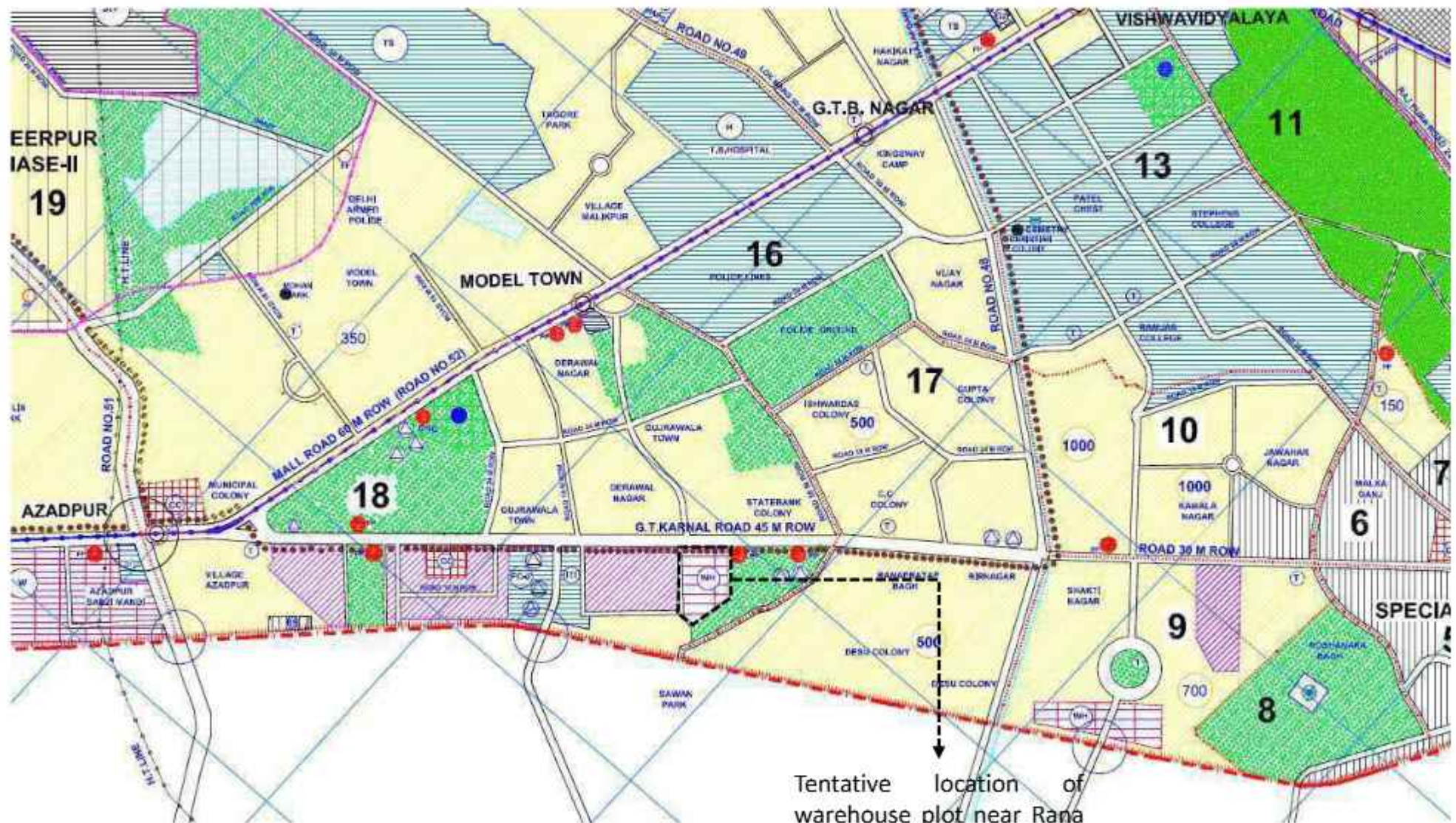
AREA STATEMENT	AREA	%AGE
TOTAL AREA OF THE SCHEME	15613	100%
AREA UNDER MINERAL SIDING	8600	55.10
AREA UNDER COMMUNITY CENTRE	2.50	1.70
AREA UNDER NALLAH	1.50	0.90
BALANCE FOR TIMBER TRADERS	6000	47.30
AREA UNDER PLOTS	3415	29.7
AREA UNDER ROADS & SPACES	25.50	0.16
AREA UNDER PARK & OPEN SPACES	4.70	0.03
AREA UNDER LOCAL SHOPPING	0.34	0.002
AREA UNDER PARKING	0.94	0.006

SIZE OF PLOTS	%AGE
100 SQ YDS PLOTS	100%
150	100%
200	100%
300	100%
400	100%
600	100%
900	100%
1200	100%
1600	100%
2000	100%
TOTAL	100%

NOTES:
1. RETRACED FROM ORIGINAL LAYOUT PLAN DATED 16-7-07 HAS BEEN RE-CARVED OUT AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
2. PLOT NO 84 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 84 & 84/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
3. PLOT NO 82 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 82 & 82/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
4. PLOT NO 84/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 84/1 & 84/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
5. PLOT NO 82/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 82/1 & 82/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
6. PLOT NO 84/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 84/1/1 & 84/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
7. PLOT NO 82/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 82/1/1 & 82/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
8. PLOT NO 84/1/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 84/1/1/1 & 84/1/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
9. PLOT NO 82/1/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 82/1/1/1 & 82/1/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
10. PLOT NO 84/1/1/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 84/1/1/1/1 & 84/1/1/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
11. PLOT NO 82/1/1/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 82/1/1/1/1 & 82/1/1/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
12. PLOT NO 84/1/1/1/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 84/1/1/1/1/1 & 84/1/1/1/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
13. PLOT NO 82/1/1/1/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 82/1/1/1/1/1 & 82/1/1/1/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
14. PLOT NO 84/1/1/1/1/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 84/1/1/1/1/1/1 & 84/1/1/1/1/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
15. PLOT NO 82/1/1/1/1/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 82/1/1/1/1/1/1 & 82/1/1/1/1/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
16. PLOT NO 84/1/1/1/1/1/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 84/1/1/1/1/1/1/1 & 84/1/1/1/1/1/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
17. PLOT NO 82/1/1/1/1/1/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 82/1/1/1/1/1/1/1 & 82/1/1/1/1/1/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
18. PLOT NO 84/1/1/1/1/1/1/1/1 HAS BEEN SUB-DIVIDED INTO 2 PLOTS NO. 84/1/1/1/1/1/1/1/1 & 84/1/1/1/1/1/1/1/1/1 AS PER ORDER DATED 24-12-1985 VIDE FILE NO. F-9(80)72-LSB(1) AT PAGE NO 32/N
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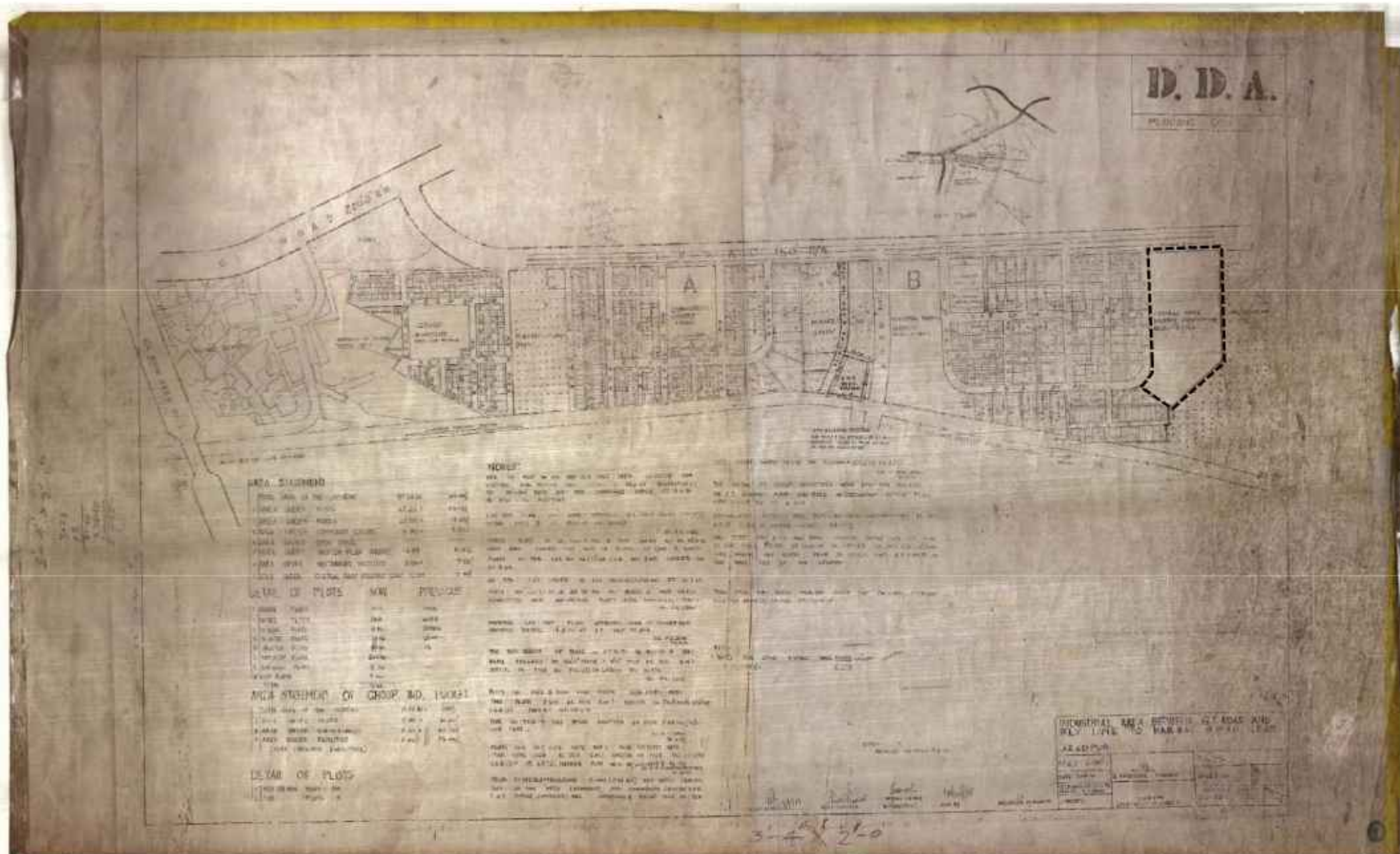
Annexure-IV

Part copy of ZDP of Zone-C (prepared under MPD-2021) showing tentative location of Warehouse plot near Rana Pratap Bagh



Tentative location of warehouse plot near Rana Pratap Bagh. Land use of the same is 'Commercial (C2 Warehousing)'

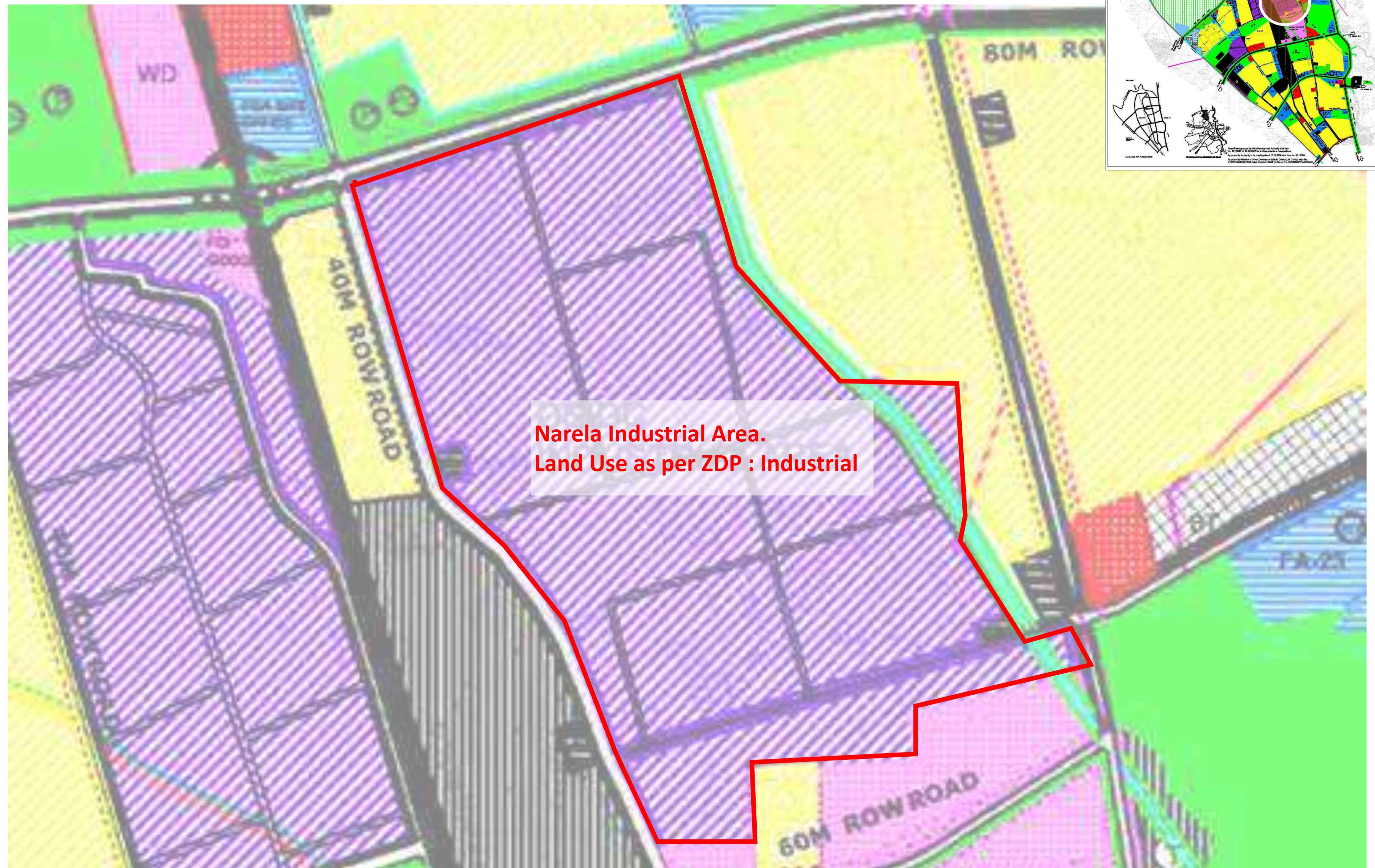
Layout Plan titled 'Industrial Area between G.T. Road and Rly Line to Karnal Road Near Azadpur'



Note: There is only one warehouse plot measuring 10 acre land use of which is 'Commercial (C2 Warehousing)'. However there are industrial plots next to the warehouse plot falling in 'Industrial (M1 Manufacturing)' land use and the plots are numbered.

Land Use as per ZDP of Zone P – I (Prepared under MPD – 2021 provision)

Annexure-V



[ITEM NO. /2025]

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Subject: Regarding Planning permission for proposed alignment of 400 KV Double Circuit Jhatikara- Dwarka Transmission line falling in Planning Zone L, K-I and K-II.

E-File No. PLG/DWK/0004/2024/GEN/-O/o DY DIRECTOR (PLG)DWARKA

1. BACKGROUND

- 1.1. Central Electricity Authority under the Ministry Power, GoI vide letter No. CEA-PS-12-13/3/2029-PSPA-II dated 28.05.2024 entrusted the construction of 400 kV Jhatikara-Dwarka transmission line to POWER GRID Corporation of India Ltd. (PGCIL) under Rajasthan REZ Ph-III Scheme for operational stability of NCR Power Grid and to meet the increasing power demand in Delhi Region.
- 1.2. PGCIL vide letter dated 17.06.2024 requested DDA for 'No Objection Certificate (NOC)' for construction of the 400 kV transmission line. The proposed 400 kV Double Circuit Jhatikara- Dwarka transmission line is originating from 765/ 400 kV Power Grid Substation, Jhatikara and terminating at 400/ 200 kV Power Grid Substation, Sector-5, Dwarka.
- 1.3. The proposed HT line will cross through both existing and future planned areas of Delhi i.e Land Pooling (LP) sectors (Zone-K-I & L), Green Belt villages and Zone K-II (Dwarka Sub-City). HT line falls under the 'Utility' land use category and the same is outlined in the various Zonal Development Plans of Delhi, whereas, the instant proposed alignment has not been shown in the ZDP of Zone L, K-I & K-II.

2. EXAMINATION

- 2.1. The proposed alignment of 400 kV Jhatikara-Dwarka transmission line is passing through three Planning Zones i.e. Zone L, K-I and K-II.
- 2.2. Initially, PGCIL had proposed the transmission line routing through the Land Pooling and Green Belt villages in Zone L and K-I i.e. Jainpur, Shikarpur, Asalatpur Khawad, Daulatpura, Kanganheri, Rewla Khanpur, Chhawla, Tajpur Khurd, Dhoolsiras, Amberheri, and in Zone K-II (Dwarka Project) through Sectors 24, 19, 18, 12, 11 upto 400/ 200 kV Power Grid Substation located in Sector 5, Dwarka.
- 2.3. Various discussions were held with the PGCIL requesting them to relook the proposed alignment in accordance with the respective Sector Delineation Plans of Zone L & K-I & Layout Plans of Zone K-II in order to minimize the effect of the RoW of the transmission line thereby not affecting the future planning & development. Accordingly, based on the discussions, the revised route of proposed alignment was submitted by the PGCIL vide letter dated 28.02.2025, however, the revised alignment was again proposed through the land pooling sectors as well as DDA's vacant and developed land parcels in Zone K-II.
- 2.4. A discussion was held on 15.05.2025 under the chairmanship of Commissioner (Plg.), wherein, PGCIL was advised to explore the possibility of re-routing the proposed alignment along Najafgarh Drain and through Green Belt Villages in K-I & L and along Palam Drain in Zone K-II in order to minimize the effect of the proposed HT line on the future planning of Land Pooling sectors of Zone L & K-I as well as DDA's developed sectors in Zone K-II.

- 2.5. As a follow up, a Joint Site inspection of concerned departments of DDA along with PGCIL was conducted on 16.05.2025 to assess the possibility of re-aligning the proposed transmission line.
- 2.6. Based on the discussion and joint site inspection, an updated route of the transmission line along the Najafgarh drain and through Green Belt villages in Zone K-I and L was submitted by the PGCIL vide letter dated 30.07.2025. Further the kmz file of the proposed alignment was submitted vide Email dated 02.08.2025.
- 2.7. The updated length of the proposed HT Line is approximately 16.7 km, wherein a total of 98 transmission towers will be installed. Zone -wise details are as follows (**Annexure-A**):

Zone	Total No. Towers proposed	Villages (in which the transmission line and towers are proposed)	Land Pooling Dwarka Sectors	Route length
Zone L	52 (AP-1 to AP-52)	Green Belt Villages - Jainpur, Shikarpur, Jhatikara, Kanganheri and Bamanoli (part) Land Pooling Villages- Chhawla, Dhoolsiras (part)	16, 14	9.72 Km
Zone K- I	16 (AP-53 to AP- 67)	Land Pooling Villages- Dhoolsiras (part)	15 & 16	2.67 Km
Zone K-II	30 (AP-68 to AP 98)	Not applicable	Dwarka Sector 24, 19, 18, 12, 11 & 5	4.31 Km

- 2.8. Based on details shared by PGCIL, map indicating the route alignment and location of proposed towers are superimposed on combined Sector Delineation Plan (SDP) Zone L & K-I (**Annexure-B**) and on combined Zonal Development Plans (ZDP) of Zone L, K-I and K-II (**Annexure-C**).
- 2.9. As per the submission of PGCIL, fifty one (51) tower locations is proposed through agricultural/private lands. Thirty Six (35) tower locations are under the jurisdiction of Irrigation & Flood Control Dept., GNCTD for which suitable NOC from the concerned agency is being obtained by the PGCIL. 10 Nos. of towers fall on DDA's land. Two (02) Nos. of towers are within PGCIL's land.
- 2.10. As per PGCIL, the proposed towers are of monopole type and the Right of Way/mandatory Buffer Zone of the proposed alignment will be 30 m (15 m on either side of the HT line). As per PGCIL, the ownership of the land parcels falling under the RoW of the proposed transmission line would remain unchanged; however, compensation would be paid to the affected landowners as per the guidelines for payment of compensation framed by PGCIL/ Ministry of Power/ Telegraph Act.
- 2.11. In Zone K-I & L, the proposed transmission line is crossing the proposed ZDP/Sector roads of 45m RoW at nine (09) locations and 30m RoW one location. It also crosses at one location of the proposed UER-I of 80m RoW (AP-43/44) and UER-II of 100m RoW (AP-59A/60). In Zone K-II, the proposed transmission line is crossing the existing ZDP roads of 60m RoW at one (01) location, 45 m RoW at three (03) locations and 30 m RoW, also at three (03) locations.
- 2.12. This proposed alignment in Zone K-I & L was agreed by all the concerned department of DDA and can be considered for planning permission as the same is not hindering the future development in land pooling sectors at large.

- 2.13. However, with respect to the updated alignment passing through Zone K-II, it was still observed to be passing through different landuses/ plots which are dealt/ designed by different departments of DDA. Accordingly, comments were sought from concerned departments which were received as follows:

S. No	Concerned Department	Comments received	Planning Remarks/ Observations
1.	HUPW (Dwarka & West Zone)	The HT line along with buffer is falling in the green area of City Centre as per the layout Plan	An area of approx. 2,400 sqm, earmarked for the District Centre as per the approved LOP of Sec- 11, Dwarka, lies within the RoW of the proposed High Tension (HT) line.
2.	HUPW (Sports)	No comments provided	An area of approx. 10455 sqm earmarked for Golf Course as per the approved LOP of Sec- 24, Dwarka lies within the RoW of the proposed HT line.
3.	Landscape Dept.	Proposed towers and alignment passing through MP Greens and District Parks shall take care of the existing infrastructure and developments within the greens.	To be complied by PGCIL
4.	Electrical Wing (Dwarka)	Electrical clearance may be granted for all 33 Nos. street light poles coming under the RoW except One (01) No. High Mast Pole under jurisdiction of ELD-5/DDA coming under the corridor and charge for shifting high mast pole will be borne by PGCIL.	To be complied by PGCIL
5.	Engineering wing (Civil)	(1) Tower P-86: The identified location lies within the Right of Way (RoW) of the metro corridor. Consequently, a No Objection Certificate (NOC) from DMRC is mandatory. PGCIL is advised to initiate correspondence with DMRC in accordance with their established procedures. (2) Tower P-90: This tower is proposed on a vacant DDA plot designated for a primary school (adjacent to the masjid) within the Layout Plan (LOP) of HAF Pocket-5, Sector-11, Dwarka. Additionally, the buffer zone runs along one side of the plot, adjacent to the Palam drain.	To be complied by PGCIL An area of approx. 1085 Sqm (out of plot area of 4000 Sqm) earmarked for 'Primary School' as per the approved LOP lies within the Row of proposed HT line.

		(3) Tower P-91: The proposed site is situated on the side berm of the 20-meter RoW road in Sector-11, Dwarka. PGCIL officials have assured that a minimum clearance of approximately 1.5 meters from the edge of the main carriageway will be maintained, and the existing footpath will remain unaffected by the tower installation.	As per the Layout Plan, the instant tower is falling within the 20m RoW along the edge of a vacant plot earmarked for Sr. Secondary School as per the approved LOP.
6.	Horticulture Dept. (Dwarka)	Nine (09) Nos. of existing trees are getting affected due to the proposed tower location	Necessary approvals to be taken by PGCIL.
7.	Institutional Land Branch	Comments awaited.	Information sought w.r.t allotment status of the affected plots and their monetary impact vide Email dated 01.10.2025.

3. PROPOSAL

In view of Background para 1.0 and Examination para 2.0 above, the proposal regarding planning permission for alignment of 400 kV Double Circuit Jhatikara-Dwarka Transmission line falling in Planning Zones I, K-I & K-II (refer - **Annexure C**) is placed before Technical Committee for approval. The planning permission may be issued with the following conditions:

- Before the start of work, PGCIL will obtain all necessary NOCs / statutory clearances from the concern agencies such as Irrigation & Flood Control Dept., DMRC, PWD (if required) etc. including for the area which is not a development area of DDA,
- Land status and allotment status of the proposed tower sites/locations, if falls on DDA owned land to be verified by the Land Management and Land Disposal Department, DDA respectively, in coordination with the Engineering Department, DDA.
- In Zones K-I & I, PGCIL will ensure that none of the proposed tower should fall on existing/ proposed road Right of way (as per Zonal Development Plan/ Sector Delineation Plan). For Zone K-II, necessary compliances are to be ensured as per S.No. 3, 4 5(1) & 6 of Table at Para 2.13.

4. RECOMMENDATION

The proposal as contained in the para 3 above is placed before the Technical Committee for deliberation.

on leave.
Asst. Director (Plg.)
Land Pooling

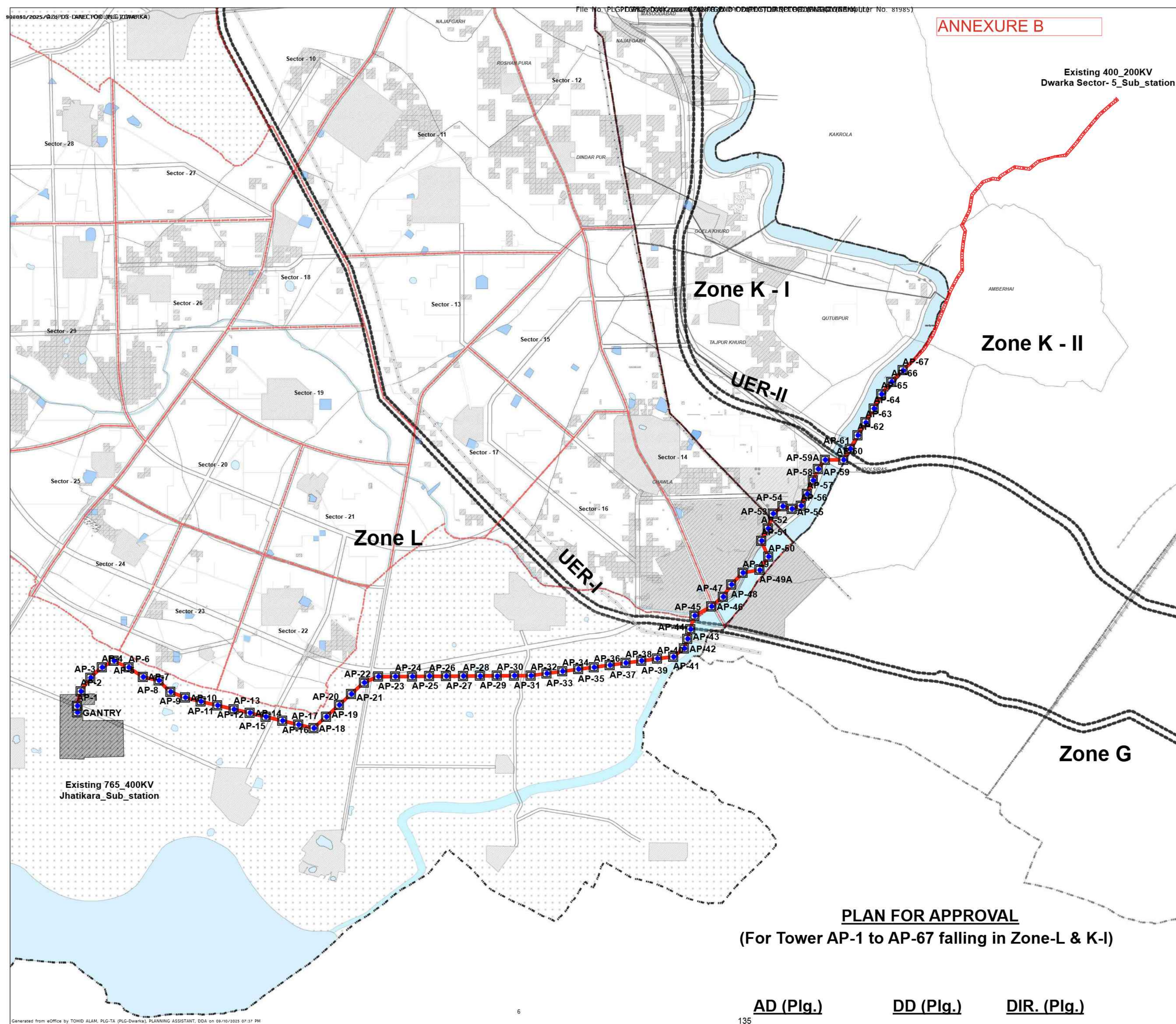
Banray
Dy. Director (Plg.)
Land Pooling

Dward
Director (Plg.)
Land Pooling

Tejinder Singh
Planning Assistant
(Dwarka)

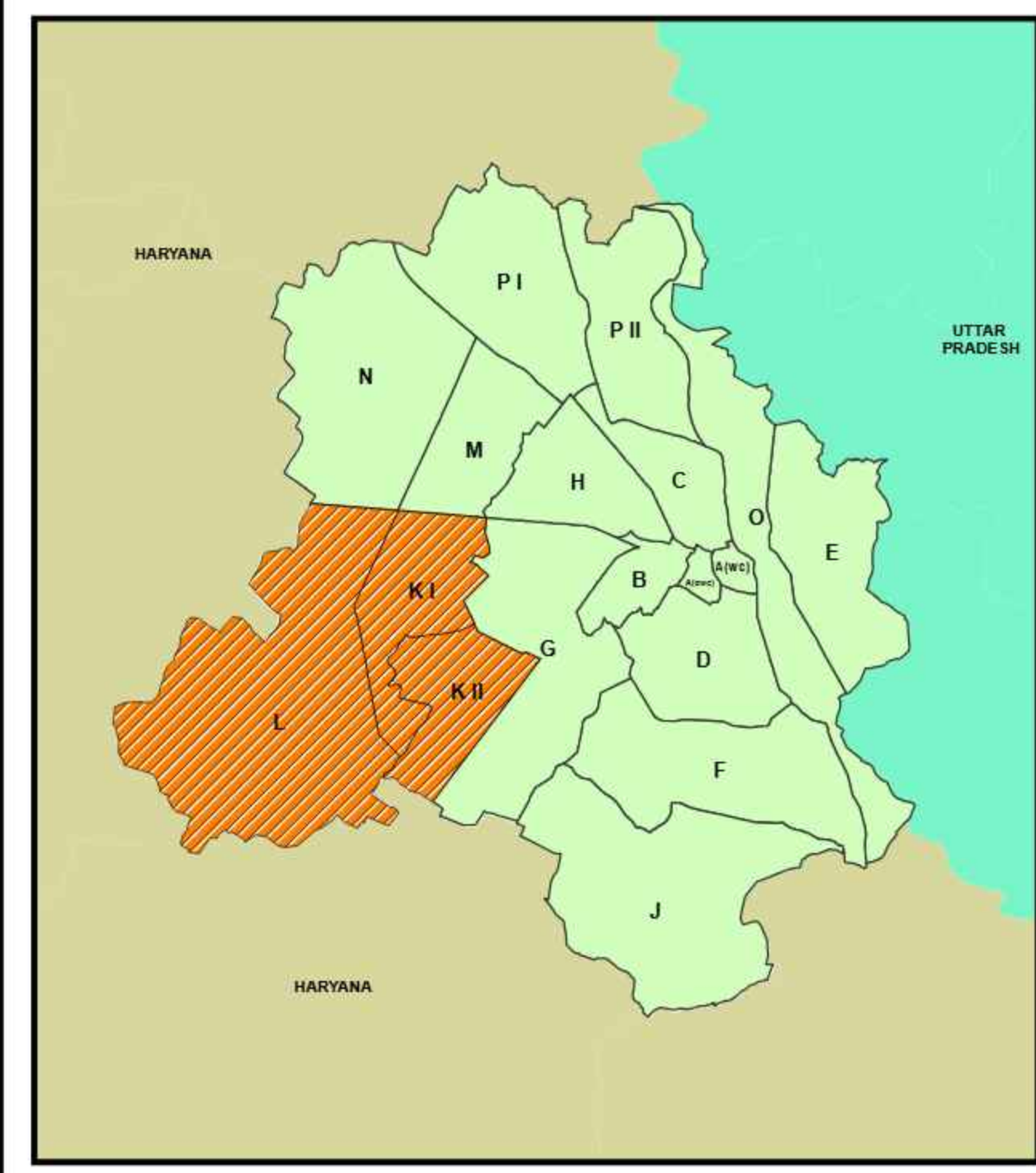
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Dy. Director (Plg.)
Dwarka

Plg
Director (Plg.)
Dwarka



ANNEXURE B

KEY PLAN - PLANNING ZONAL BOUNDARY- DDA



Legend

Laldora/Extended Laldora

Green Belt

Built-up

Road Network

Proposed Road

Existing Road

Existing Physical Features

JhorDrainWater BodyForest LandRailway LineDMRC Metro Line

Existing Utilities/Schemes

Government Land(DDA, Other Govt & Gramsabha)UtilityExisting Housing Scheme/ Other allotmentHT Lines with buffer

Boundaries

ZoneSectorVillage

HT_Tower

Proposed HT Alignment

UER

PLAN FOR APPROVAL
(For Tower AP-1 to AP-67 falling in Zone-L & K-I)

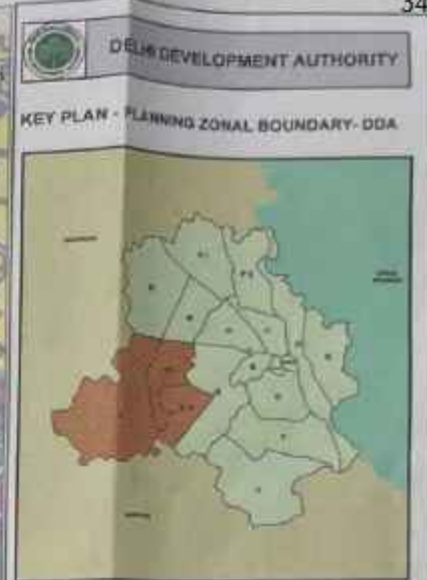
AD (Plg.) DD (Plg.) DIR. (Plg.)

Proposed 400 KV DC
Jhatikara - DwarkaTransmission
line shown on Sector Delineation Plan

0 300 600 1,200 1,800 2,400

Meters





- Legend**
- Existing 765 400KV Jhatikara_Sub_station
 - HT_Tower
 - Proposed HT Alignment
 - Planning Zone Boundary

Dy. Director (PLG) Dwarka	Dy. Director (PLG) Dwarka	Dy. Director (PLG) Dwarka

Proposed 400 KV DC
Jhatikara - Dwarka Transmission
line shown on Zonal Development Plan

PLAN FOR APPROVAL
(For Tower AP-1 to AP-96 falling in Zone-L, Zone-KI & K-II)





Item No.: / 2025

Date: _____

DRAFT TECHNICAL COMMITTEE AGENDA

Subject: Proposal for Change of Land Use of the Land Pooling area of Sector-8B, Zone P-II of an area measuring 40.23 Ha.

File No.: PLG/LP/0002/2022/P-II/S-8

(Computer No. 43625)

Synopsis:

The "Revised 60:40 Sector Land Distribution Plan (60:40 SLDP)" and "60:40 Sector Layout Plan" of Sector-8B of Zone P-II has been approved by the 429th Screening Committee in its meeting dated 03/09/2025 vide Item No. 33:2025.

The proposed land use of the "60:40 Sector Layout Plan" prepared as per the Land Pooling Policy and its Regulations, conflicts with the proposed land use designated in the notified Zonal Development Plan (ZDP) of Zone P-II.

Therefore, Screening Committee has recommended to process the Change of Land Use of Sector-8B of Zone P-II to align with "60:40 Sector Layout Plan" prepared as per the Land Pooling Policy and its Regulations for effectuating development in this sector.

1.0 BACKGROUND:

- 1.1 The Land Pooling Policy was notified vide S.O. 5220(E), dated 11.10.2018 as a part of modified Chapter – 19 (Land Policy) of MPD – 2021. The Regulations for operationalization of the Land Policy was also Notified vide S.O. 5384(E), dated 24.10.2018.
- 1.2 Land Pooling Sectors and its boundaries were formed through Sector Delineation Plans (SDP) of Zone K-I, L, N & P-II which was approved by the Screening Committee in its meeting held on 25.01.2019.
- 1.3 Sector-8 (Zone P-II) was Sub-divided into Sector-8A & Sector-8B by the approval of the 405th Screening Committee meeting held on 07.07.2022 vide Item No. 40/2022.
- 1.4 Sector-8B has achieved contiguity of 70% pooled land and the 60:40 Sector Land Distribution Plan (60:40 SLDP) has been approved by the 421st Screening Committee meeting held on 07/03/2024 vide Item No. 15:2024.
- 1.5 The "Revised 60:40 Sector Land Distribution Plan" (60:40 SLDP) and "60:40 Sector Layout Plan" of Sector-8B of Zone P-II has been approved by the 429th Screening Committee in its meeting dated 03/09/2025 vide Item No. 33:2025 with the following observations:



- i. The process of approval of layout plan as mentioned in the Land Pooling Regulations to be optimized in order to reduce number of approvals required from Screening Committee.
- ii. The Plot numbering for each plot and area statement shall be incorporated in the Sector Layout Plan.
- iii. **Change of Land Use of Sector-8B of Zone P-II to be processed by the Planning Department.**

Approved minutes & drawing are annexed as **Annexure-1**.

- 1.6 In compliance to the decision of Screening Committee, the Change of Land Use is to be processed under Section-11A of DD Act 1957.

2.0 EXAMINATION (w.r.t. ZDP/ MPD provisions and Sector Layout Plan)

- 2.1 The existing Land Use designated under the notified Zonal Development Plan (ZDP) of Zone P-II conflict with the Land Use of the "60:40 Sector Layout Plan" approved by the screening committee. Therefore, Change of Land Use is required for Sector-8B to align it in conformity with notified ZDP of Zone P-II for effectuating development in this sector.
- 2.2 The Land Use distribution will split on a 40:60 basis between DDA and Consortium respectively. A minimum of 40% of pooled land in every sector shall be reserved for city level infrastructure (surrendered as and when required to DDA and service providing agencies for provision of infrastructure). A maximum of 60% of pooled land in every sector shall be available to DE/Consortium for development. The distribution of Land Uses shall be as follows:

Land Use	Area of Pooled Land	
	Minimum 40% (DDA land share)	Maximum 60% (DE/Consortium land share)
Gross Residential	--	53 %
Commercial	--	5 %
Industrial	4 %	--
Recreational	16 %	--
PSP	8 %	2 %
Roads & Circulation	12 %	--

- 2.3 It is pertinent to mention that, as per the notified ZDP, Land Uses were also assigned for few pockets at various locations falling in LDRA village for which change of land use has not been considered at this stage.
- 2.4 Existing farm house approved by MCD (prior to 2006)/unpooled land having an area of 0.82 ha. and LDRA having an area of 53.92 ha. are not considered for Change of Land Use.



- 2.5 Based on the notified ZDP of Zone P-II and the Sector Layout Plan approved by the Screening Committee, the Land Use break-up of Land Pooling areas (excluding LDRA areas and MCD approved farm house/unpooled land) of Sector-8B has been worked out as under:

Land Use of Sector-8B as per notified ZDP of Zone P-II under MPD-2021		Land Use of Sector-8B, Zone P-II as per Sector Layout Plan approved by the Screening Committee	
Land Use	Area (Ha.)	Land Use	Area under Land Pooling (Ha.)
Commercial	19.49	Residential	15.80
		Commercial*	1.89
		P&SP	0.76
		Recreational	1.05
Recreational	24.31	Residential	8.26
		Commercial	0.23
		P&SP	1.12
		Industrial	0.67
		Recreational*	6.04
		Transportation	0.63
		Government	7.37
Public & Semi-Public (P&SP)	6.24	Residential	0.98
		Commercial	0.25
		P&SP*	2.80
		Industrial	1.24
		Recreational	0.03
		Transportation	0.94
Transportation	8.98	P&SP	0.05
		Transportation*	8.36
		Recreational	0.33
		Government	0.23
Water Body (Canal)	5.23	Water Body (Canal)*	4.93
		Transportation	0.30
Total	64.26		64.26

*There is no need to change the land use of an area measuring 24.03 Ha. falling under Commercial (1.89 ha.), Recreational (6.04 ha.), P&SP (2.80 ha.), Transportation (8.36 ha.) and Canal (4.93 ha.) as the same are retained as per ZDP of Zone P-II.

SK



- 2.6 Hence, change of land use is required only for the area measuring 40.23 Ha out of 64.26 Ha and whereas change of land use is not required for an area measuring 24.03 Ha.
- 2.7 Map showing the land use as per approved Sector Layout Plan of Sector-8B of Zone P-II superimposed on the notified Land Use of ZDP of Zone P-II is prepared as 'Land Use Comparison (Existing & Proposed)' and the same is annexed as **Annexure-2**.
- 2.8 Ministry of Urban Development (MoUD) vide their letters dated 07.04.2015, 04.09.2015 & 17.06.2026 have directed to submit the proposals on amendment to MPD-2021 and change of land use cases along with the various information under separate headings. The information details are as under:

A. Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 07/04/2015:		
Sl. No.	Information sought by MOUD	Point-wise information
(i)	Whether the land is government or private and who is the land owning agency?	▪ Pvt. Land = 48.17 ha. ▪ I&FC = 8.98 ha. ▪ Canal / Gram Sabha = 6.25 ha. ▪ Revenue Road / Gram Sabha Land = 1.68 ha.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Subject lands fall in land pooling area where land pooling policy is applicable. The existing land use designated under the notified Zonal Development Plan (ZDP) of Zone P-II conflict with the land use of the sector layout plan approved by the screening committee as per Land Pooling Policy. Therefore, change of land use is required for this areas to align with the conformity of notified ZDP of Zone P-II for effectuating development in this sector under notified land pooling policy.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	To implement the land pooling policy in the Sector 8B, Zone P-II, site has been inspected and 60:40 sector land distribution plan for the site was approved by screening committee. Site has been demarcated by the officers of Engineering Department in presence of officers of Land Pooling Revenue & Land Pooling Planning Department.
(iv)	What is the public purpose proposed to be	The proposed change of land use enables the private land owners to assemble their lands and



	served by modification of MPD and /or change of land use?	develop the physical and social infrastructure in the sector as per prescribed land pooling policy and regulations making them partners in the planned development process.
(v)	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposed changes are in consonance with the sector layout plan approved by the screening committee to enable development under the framework of Land Pooling Policy.
(vi)	What will be proposal's impact/ implications on general public e.g. Law & order etc.?	The proposed change of land use enables the private land owners to assemble their lands and develop the physical and social infrastructure in the sector as per prescribed land pooling policy and regulations making them partners in the planned development process.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	As per the information submitted by the land owners of Sector 8B of Zone P-II, there is no court case on the land mentioned in proposal as on date.

B. Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04/09/2015

S. No.	Information sought by MOUD	Point-wise information
(i)	Background note indicating the current situation /provisions;	As mentioned in para 1.0 above- Background
(ii)	Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how;	No.
(iii)	What were the specific recommendations of the	NA



	Authority with regard to the proposal;	
(iv)	How and why the proposal was initiated;	The details are laid down in this Agenda.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposed change of land use enables the private land owners to assemble their lands and develop the physical and social infrastructure in the sector as per prescribed land pooling policy and regulations making them partners in the planned development process.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented.	The proposed change of land use enables the private land owners to assemble their lands and develop the physical and social infrastructure in the sector as per prescribed land pooling policy and regulations making them partners in the planned development process.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposed change of land use enables the private land owners to assemble their lands and develop the physical and social infrastructure in the sector as per prescribed land pooling policy and regulations making them partners in the planned development process.
viii)	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	Various development models of other cities within India i.e. Town Planning Scheme - Gujarat, Licensing Policy & Land Partnership Policy – Haryana, Land Pooling Scheme – Amravati were studied. Development models in other countries such as Land Readjustment – Japan, Turkey, Korea, Spain, Thailand and Land Pooling – Australia, Nepal were also studied. The development proposed through DDA's Land Pooling Policy is similar in nature with the Town Planning Scheme (TPS) adopted in Gujarat and land pooling scheme of Amravati.

8/2.



(ix)	What will be public purpose served by the proposed modification;	The proposed change of land use enables the private land owners to assemble their lands and develop the physical and social infrastructure in the sector as per prescribed land pooling policy and regulations making them partners in the planned development process.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	The proposal would affect 156 nos. (approx.) of land owners having an total area of 65.08 Ha and would benefitted through planned development.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc;	Yes, the proposal is as per DD Act 1957 and is in consonance with the notified Land pooling Policy & its Regulation.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No
xiii)	Whether the departments /organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Not applicable.
xiv)	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal.	The issue of change in land use is not related to any guidelines / orders of DoPT, Ministry of Finance and other nodal Ministries / Departments.



(xv)	The name, designation and contract information of an officer of the level of Director of above who will be the nodal officer to be contracted by the Ministry regarding the proposal.	Sh. Anand Kumar, Director (Planning) Land Pooling, DDA, 14 th Floor, Vikas Minar, IP Estate New Delhi-02 Contact No.: +91-9891214231
C. Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17/06/2016:		
Sl. No.	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of land use case?	Multiple change of land use has been proposed.
(ii)	Why the change is proposed i.e. the context and justification?	Subject lands fall in land pooling area where land pooling policy is applicable. The existing land use designated under the notified Zonal Development Plan (ZDP) of Zone P-II conflict with the land use of the sector layout plan approved by the screening committee as per Land Pooling Policy. Therefore, change of land use is required for this areas to align with the conformity of notified ZDP of Zone P-II for effectuating development in this sector under notified land pooling policy.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The proposal would affect 156 nos. of land owners and would benefitted through planned development.
(iv)	How they are going to be benefitted from the proposed amendment/change?	The proposed change of land use enables the private land owners to assemble their lands and develop the physical and social infrastructure in the sector as per prescribed land pooling policy and regulations making them partners in the planned development process.



(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	The proposed change of land use enables the private land owners to assemble their lands and develop the physical and social infrastructure in the sector as per prescribed land pooling policy and regulations making them partners in the planned development process.
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3.0 PROPOSAL:

- 3.1 Based on the above background and examinations as stated in para 1.0 & 2.0 above, the Change of Land Use of the Land Pooling areas (excluding LDRA areas and MCD approved farm house/unpooled land area) of Sector-8B of Zone P-II is proposed to change as under:

FROM		TO	
Land Use of Sector-8B as per notified ZDP of Zone P-II under MPD-2021		Land Use of Sector-8B, Zone P-II as per Sector Layout Plan approved by the Screening Committee	
Land Use	Area (Ha.)	Land Use	Area under Land Pooling (Ha.)
Commercial	17.60	Residential	15.80
		P&SP	0.76
		Recreational	1.05
Recreational	18.27	Residential	8.26
		Commercial	0.23
		P&SP	1.12
		Industrial	0.67
		Transportation	0.63
		Government	7.37
Public & Semi-Public (P&SP)	3.44	Residential	0.98
		Commercial	0.25
		Industrial	1.24
		Recreational	0.03
		Transportation	0.94
Transportation	0.62	P&SP	0.05
		Recreational	0.33
		Government	0.23
Water Body (Canal)	0.30	Transportation	0.30
Total	40.23		40.23



3.2 Plan for Proposed Change of Land Use of the Land Pooling areas (excluding LDRA areas and approved farm house/unpooled land area) of Sector-8B of Zone P-II is annexed as **Annexure-3**.

4.0 RECOMMENDATION:

The proposal at para 3.0 is placed before the Technical Committee for its consideration & approval.

5.0 FOLLOW UP ACTION:

Once the proposal is recommended by the Technical Committee, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.

Plg. Asstt.
Zone P-II

- On leave -

AD (Plg.) Land Pooling
Zone P-II

DD (Plg.) Land Pooling
Zone P-II

Director (Plg.)
Land Pooling



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
आवासीय एवं शहरी परियोजना खण्ड
HOUSING & URBAN PROJECTS WING

समन्वय इकाई, मुख्य वास्तुविद कार्यालय
COORDINATION UNIT O/o CHIEF ARCHITECT
8वा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002
8th FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002

सं : e-File no.- Comp. No. 98870; HUPW/CACD/0004/2025/SCM/93

दिनांक: 08.09.2025

विषय: 429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

Sub: Approved Minutes of the 429th Screening Committee Meeting

Ref: e-File no. "Comp. No. 98870; HUPW/CACD/0004/2025/SCM/"

Please find enclosed herewith, the Approved Minutes of the 429th Screening Committee Meeting held under the Chairmanship of Vice Chairman DDA on 03.09.2025 at 3:00 PM in the Conference Room, B-Block, 1st Floor, Vikas Sadan. The list of officers attended the meeting is attached herewith.

The minutes have been Approved by the Vice Chairman, DDA.

(Signature)
08/09/2025

उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.

Encl: As above

Copy to:

1. OSD to VC, for the kind information of the latter
2. Finance Member, DDA
3. Engineer Member, DDA
4. Principal Commissioner (Housing, PMAY, Sports, Common Wealth Games, Personnel and Coordination)
5. Principal Commissioner (LM, LD, PM-UDAY and Land Pooling)
6. Principal Commissioner (LS, Hort. and Systems)
7. Chief Architect
8. Commissioner (Plg.)
9. Chief Accounts Officer
10. Commissioner-cum-Secretary / Commissioner (PR)
11. Commissioner (Housing, LD, PM-UDAY)
12. Commissioner (Personnel, System)
13. Commissioner (Sports, LP)
14. Commissioner (LM)
15. Commissioner (SA&GR)
16. ACA, VC Secretariat
17. ACA (NZ & Narela)
18. ACA (Rohini)
19. Addl. Commr. I (Plg.)
20. Addl. Commr. II (Plg.)
21. Addl. Commr. III (Plg.)
22. Addl. Commr. IV (Plg.)
23. Addl. Commr. (LS)



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
आवासीय एवं शहरी परियोजना खण्ड
HOUSING & URBAN PROJECTS WING

समन्वय इकाई, मुख्य वास्तुविद कार्यालय
COORDINATION UNIT O/o CHIEF ARCHITECT
8वा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002
8th FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002

Invitees:

1. Chief Engineer (HQ & QAC)
2. Chief Engineer (Horticulture)
3. Chief Engineer (Dwarka)
4. Chief Engineer (NZ)
5. Chief Engineer (Rohini)
6. Chief Engineer (Narela)
7. Chief Engineer (SZ)
8. Chief Engineer (EZ)
9. Chief Engineer (Sports)
10. Sr. Architect (SZ)
11. Sr. Architect (Dwarka & WZ)
12. Sr. Architect (Socio-Cultural)
13. Sr. Architect (EZ)
14. Sr. Architect (Urban Parks & DUHF)
15. Sr. Architect (Sports)
16. Director (LS)
17. Director (Building)
18. Director (Plg.) Zone A & B
19. Director (Plg.) Zone E & O
20. Director (Plg.) Zone F & STF
21. Director (Plg.) Zone D, GIS, Survey
22. Director (Plg.) Land Pooling, NCRPB
23. Director (Plg.) UTTIPEC
24. Director (Plg.) Zone C & G
25. Director (Plg.) Zone UC & J
26. Director (Plg.) MPMR-I
27. Director (Plg.) MPMR-II
28. Director (Plg.) Dwarka
29. Director (Plg.) Rohini
30. Director (Plg.) Narela
31. Director (Plg.) Coordn. Technical Library, Website

3/1/25
08/09/2025

उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.

429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

APPROVED MINUTES OF THE 429TH SCREENING COMMITTEE MEETING
HELD ON 03.09.2025 AT 3:00 PM

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
29:2025	Confirmation of the Minutes of 428 th Screening Committee Meeting held on 04.08.2025 at 5:00 PM. e-File no. "Comp. No. 98135; HUPW/CACD/0003/2025/SCM"	Since, no objections were received w.r.t. the circulated Minutes, the Minutes of 428 th SCM held on 04.08.2025 at 5:00 PM were Confirmed and Approved as circulated vide e-File no.- Comp. No. 98135; HUPW/CACD/0003/2025/SCM/77 dated 11.08.2025.	
30:2025	Development of on-Shore facilities for Recreational Boat Tourism/Ferry Services near Sonia Vihar, Yamuna River: Designed and presented by Inland Waterways Authority of India. e-File no. "Comp. No. 98833; LS/PROJ/0004/2025/ZN-OI"	The Agenda was withdrawn by Addl. Commr. (LS).	ACTION: 1. Addl. Commr. (LS)
31:2025	Modification in the Community Hall at Isolated Pocket-13, Dwarka to make it universally accessible & compliant to all statutory approvals. e-File no. "Comp. No. 98933; HUPW/CASC/0003/2025/CHCR"	The proposal was presented by Sr. Architect (Socio-Cultural). After due deliberations the proposal was Approved .	ACTION: 1. CE (Dwarka) 2. Sr. Architect (Socio-Cultural)
32:2025	Proposal for allotment of additional area to the existing petrol pump (filling station) in the approved Layout Plan of Community Centre, B- Block Shalimar Bagh. e-File no. "Comp. No. 99023; HUPW/CANZ/0004/2025/COMM"	The proposal was presented by Addl. Chief Architect (North Zone & Narela). After due deliberations the proposal was Approved .	ACTION: 1. CE (NZ) 2. Commr. (LD) 3. Addl. Chief Architect (NZ & Narela)
33:2025	Proposal regarding revised 60:40 Sector Land Distribution Plan (60:40 SLDP) and layout plan of Sector-8B of Zone P-II as per the Land Policy & its Regulations. e-File no. "Comp. No. 43625; PLG/LP/0002/2022/P-II/S-8/"	The proposal was presented by Director (Plg.), Land Pooling. After detailed deliberations the proposal was Approved with the observations that: i. The process of approval of layout plan as mentioned in the Land Pooling Regulations to be optimized in order to reduce number of approvals required from Screening Committee. ii. The Plot numbering for each plot	ACTION: 1. Commr. (Land Pooling) 2. Director (Plg.), Land Pooling

DELHI DEVELOPMENT AUTHORITY

CERTIFIED

Approved in... 429th Screening

Committee Meeting Dt... 03/09/2025

vide Item no... 33:2025

All observations made... 03

429 SCM applicable to drawings are incorporated

Sign... [Signature]

Name Anand Kumar

Designation Dir. (Plg.) LP

429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त
APPROVED MINUTES OF THE 429TH SCREENING COMMITTEE MEETING
HELD ON 03.09.2025 AT 3:00 PM

		and area statement shall be incorporated in the sector Layout Plan.	
		iii. Change of Land Use of Sector 8-B of Zone P-II to be processed by the Planning department.	
ADDITIONAL ITEMS			
34:2025	Revisions in Architectural controls of Plot Nos. 37 and 42, Nehru Place District Centre Ph-I. e-File no. "Comp. No. 99373; HUPW/CASZ/0001/2025/MISC"	The proposal was presented by Sr. Architect (South Zone). After due deliberations the proposal was Approved.	ACTION: 1. CE (SZ) 2. Commr. (LD) 3. Sr. Architect (South Zone)

Regarding presentation of Agenda in Screening Committee Meeting through video conferencing, it was directed that prior permission of Chairperson of Screening Committee be sought at least 1 day in advance, and only in urgent and unavoidable circumstances.

The meeting ended with a vote of thanks to the Chair.

This issues with the approval of Vice Chairman, DDA.

(Issued from e-file No. "Comp. No. 98870; HUPW/CACD/0004/2025/SCM/")

30/09/2025
 उप-निदेशक (वास्तु.) समन्वय
 Dy. Dir. (Arch.) Coordn.



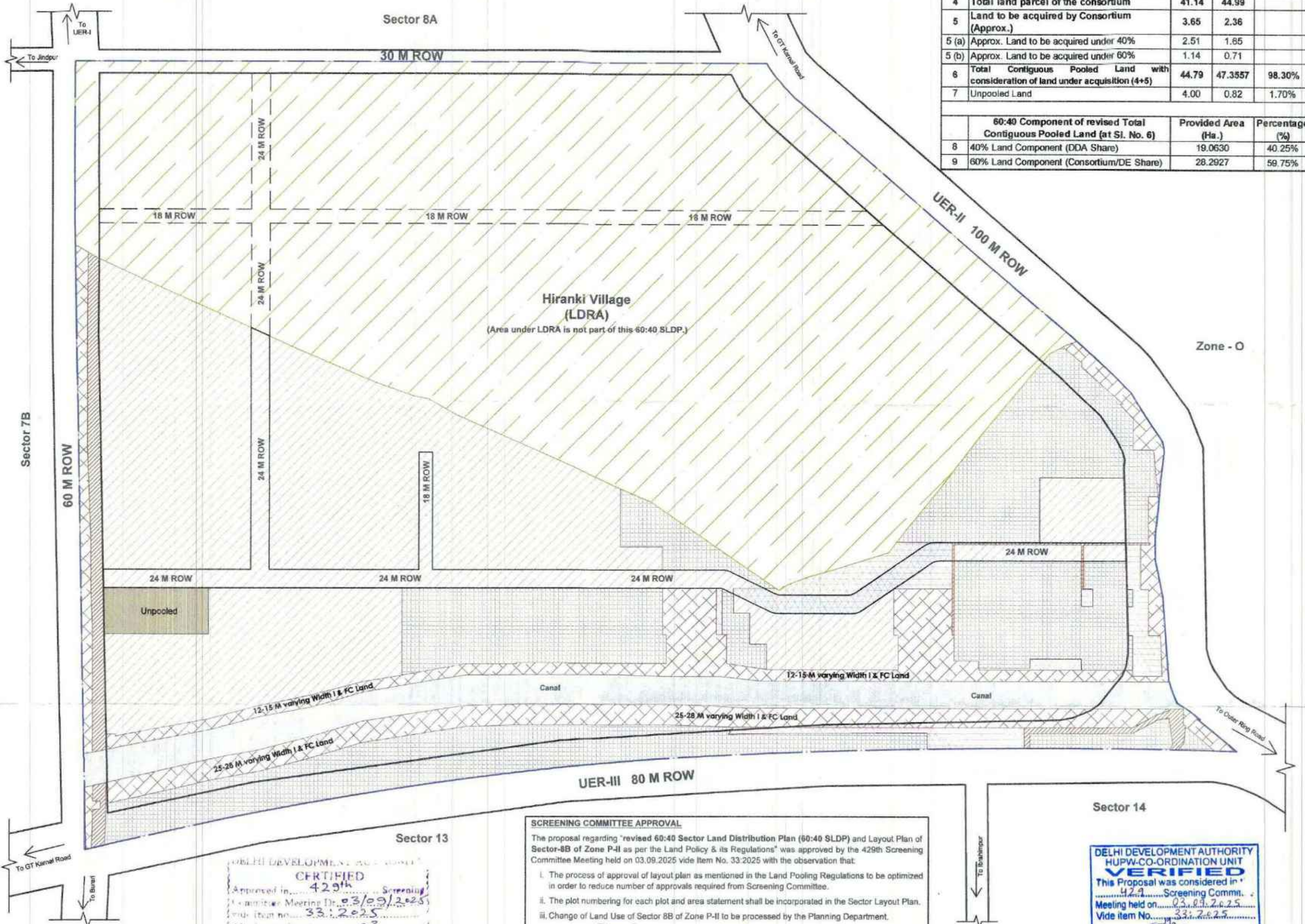
429 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त**APPROVED MINUTES OF THE 429TH SCREENING COMMITTEE MEETING
HELD ON 03.09.2025 AT 03.00 PM****List of Attendees:**

The following officers were present in the meeting:

1. Vice Chairman
2. Finance Member
3. Engineer Member
4. Pr. Commr. (Housing, PMAY, Sports, CWG, P&C)
5. Pr. Commr. (LM, LD, PM-UDAY and Land Pooling)
6. Chief Architect
7. Commr. (Plg.)
8. ACA, VC Secretariat
9. ACA, NZ & Narela
10. Addl. Commr. (Plg.)- I
11. Addl. Commr. (Plg.)- III
12. Addl. Commr. (Plg.)- IV
13. Addl. Commr. (LS)
14. CE (HQ & QAC)
15. CE (Horticulture)
16. CE (Dwarka)
17. CE (Narela)
18. Sr. Architect (SZ)
19. Sr. Architect (Socio-Cultural)
20. Director (LS)
21. Director (Plg.) Zone E & O
22. Director (Plg.) Land Pooling
23. Dy. Dir. (Arch.) Coordn.
24. Dy. Dir. (Arch.) Socio Cultural
25. Dy. Dir. (Arch.) NZ & Narela
26. Dy. Dir. (Arch.) SZ
27. Dy. Dir. (Plg.) LP
28. Dy. Director (LS), Yamuna North
29. Dy. Dir. (LP)
30. EE, SPD – 4, SZ
31. EE / DPD – 2
32. EE / ELD – 5
33. Asstt. Dir. (Arch.) Coordn.
34. Asstt. Dir. (Arch.) NZ & Narela
35. Asstt. Director (LS), Yamuna North
36. Asstt. Dir. (Plg.) LP
37. Plg. Asstt. (LP)

IWAI Representatives for Item No. 30:2025

38. CE (IWAI)
39. Dy. Director (IWAI)



Area Details of Sector-8B, Zone-P-II				
Sl. No.	Land Description	Earlier Area (Ha.)	Revised Area (Ha.)	Revised Percentage (%)
1	Sector Area	119	119	
2	Exclusions as per Policy & Regulations			
2 (a)	Revenue Road/Gram Sabha Land (handed over to DDA)	1.68	1.68	
2 (b)	Canal / Gram Sabha Land	6.40	6.25	
2 (c)	I&FC Land	8.98	8.98	
2 (d)	LDRA	53.15	53.92	
	Total Exclusions (a+b+c+d)	70.21	70.83	
3	Poolable land as per Revenue record	48.79	48.17	
4	Total land parcel of the consortium	41.14	44.99	
5	Land to be acquired by Consortium (Approx.)	3.65	2.36	
5 (a)	Approx. Land to be acquired under 40%	2.51	1.65	
5 (b)	Approx. Land to be acquired under 60%	1.14	0.71	
6	Total Contiguous Pooled Land with consideration of land under acquisition (4+5)	44.79	47.3557	98.30%
7	Unpooled Land	4.00	0.82	1.70%
60:40 Component of revised Total Contiguous Pooled Land (at Sl. No. 6)		Provided Area (Ha.)	Percentage (%)	
8	40% Land Component (DDA Share)	19.0630	40.25%	
9	60% Land Component (Consortium/DE Share)	28.2927	59.75%	

DELHI DEVELOPMENT AUTHORITY (Land Pooling Cell, Planning Department)

Key Plan:



Legend:

- EXCLUSIONS**
- LDRA (Hiranki Village)
 - I&FC Land
 - Canal
 - Gram Sabha Land / Revenue Road
 - Unpooled Area
 - 40% Land Share (DDA)
 - 60% Land Share (Consortium/DE)
 - Land for acquisition under 40 % share (DDA)
 - Land for acquisition under 60 % Share (Consortium/DE)

Notes:

- The 60:40 Sector Land Distribution Plan (SLDP) approved by 421st Screening Committee Meeting held on 07/03/2024 vide Item No. 15/2024 has been revised based on the following:
 - On the basis of additional pooling.
 - Revised reconciliation details provided by Land Pooling (Revenue).
 - Contiguous pooled land available with consortium.
 - As per revised implementation plan & agreement with all landowners/Developer Entities (DEs) submitted by consortium.
- The 60:40 SLDP has been prepared based on the assumption that all the land has been verified by the Land Pooling (Revenue) unit. It is subject to change based on the final implementation plan.
- The 60:40 SLDP is based on GIS mapping of revenue data/records/information provided by the concerned departments as on 13/11/2023, 14/02/2024 & 30.05.2025.
- The proposed 60:40 SLDP, containing internal road network has been revised by consortium.
- Areas are approximate (based on GIS mapping of revenue data/records/information provided by the concerned departments) and may vary on actual ground validation.
- The ZDP road network shown is as per the Proposal of Realignment of Notified ZDP road network of Zone N, P-I (excluding developed Narela Project), and P-II which was approved vide Item No. 16/2022 in the 4th T.C. meeting of DDA for the year 2022.
- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment.
- Area under LDRA is not part of this 60:40 SLDP.
- This Plan has to be read alongwith Agenda and Minutes of 429th Screening Committee Meeting (Item No. 33/2025) held on 03/09/2025.

Sector 8B, Zone PII

Dwg. No. LPP/P-II/8B/SLDP/Ve.-02 Scale: Not to Scale Date:

Dwg. Title:

Revised 60:40 Sector Land Distribution Plan (SLDP)

Ptg. Asst. AD (Ptg.)
 DD (Ptg.) Director (Ptg.)



SCREENING COMMITTEE APPROVAL

The proposal regarding "revised 60:40 Sector Land Distribution Plan (60:40 SLDP) and Layout Plan of Sector-8B of Zone P-II as per the Land Policy & its Regulations" was approved by the 429th Screening Committee Meeting held on 03.09.2025 vide Item No. 33/2025 with the observation that:

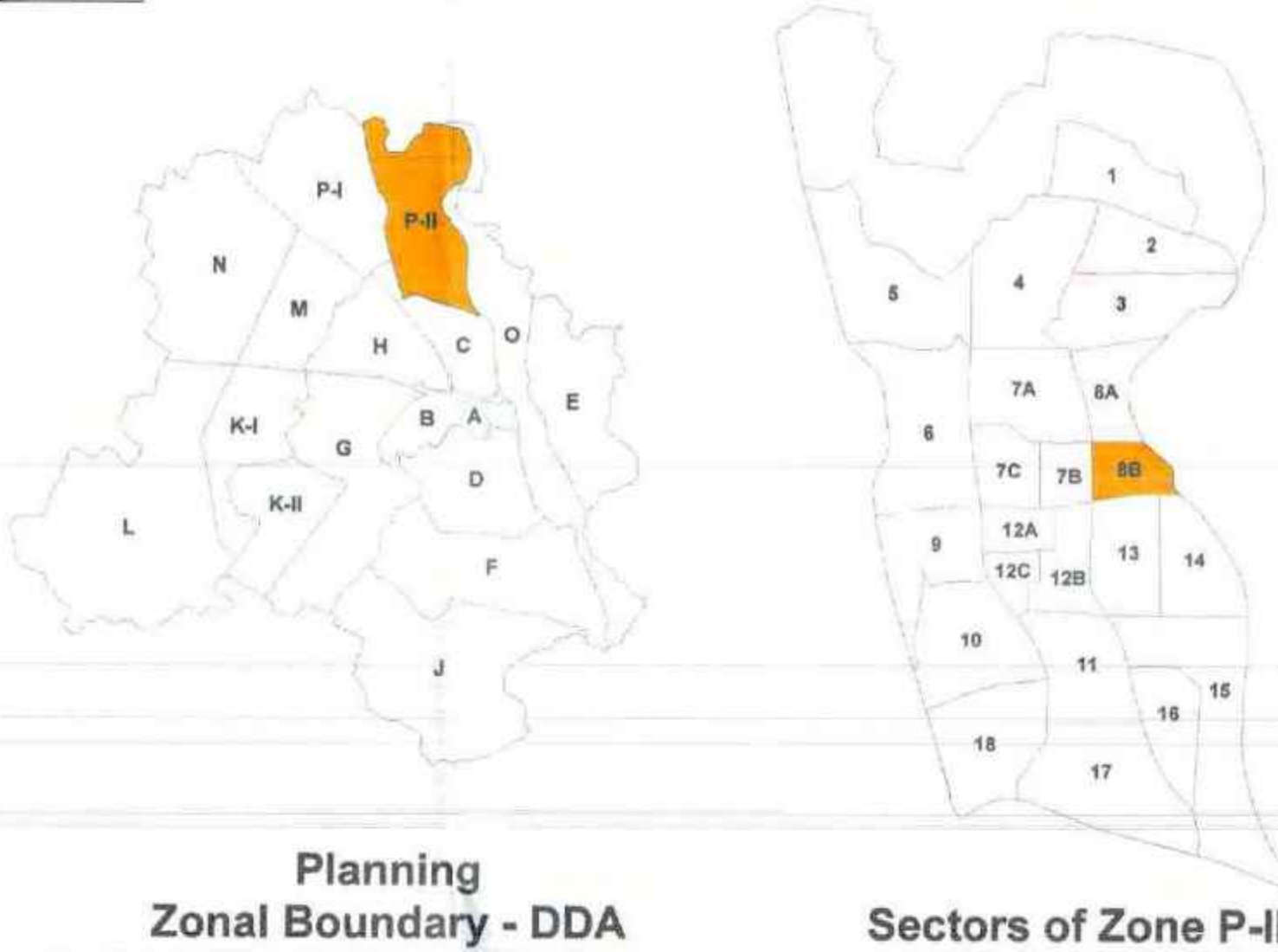
- The process of approval of layout plan as mentioned in the Land Pooling Regulations to be optimized in order to reduce number of approvals required from Screening Committee.
- The plot numbering for each plot and area statement shall be incorporated in the Sector Layout Plan.
- Change of Land Use of Sector 8B of Zone P-II to be processed by the Planning Department.

AD (Ptg.) DD (Ptg.) Director (Ptg.)

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This Proposal was considered in
Meeting held on 03.09.2025
Vide Item No. 33/2025
 Dy. Director (Arch.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY
(Land Pooling Cell, Planning Department)

Key Plan:



Legend:

- Sector Boundary 8B
- Realigned ZDP Road
- Internal road network
- Suggestive road network
- Unpooled Area
- Land for acquisition

EXCLUSIONS

- LDRA (Hiranki Village)
- I&FC Land
- Canal
- Gram Sabha Land / Revenue Road

60% LAND SHARE
(Consortium/DE)

- Net Residential
- Road/Circulation
- Commercial
- PSP
- Recreational
- PSP facilities
(to be surrendered to DDA)

40% LAND SHARE
(DDA)

- Industrial
- Recreational
- PSP
- Roads

Notes:

- The detailed Sector Layout Plan is prepared on the basis of revised 60:40 Sector Land Distribution Plan (SLDP).
- As per the revised reconciliation details provided by Land Pooling (Revenue), the total contiguous pooled land, including land under acquisition, amounts to 47.3557 hectares. Out of this, 28.2927 Ha. (59.75%) area has been submitted by the consortium under 60% share. The remaining 19.0630 Ha. (40.25%) area is considered under 40% DDA share.
- The detailed Layout Plan of 60% land share is submitted by the consortium vide letter dated 21.04.2025.
- The detailed Layout Plan of 40% land share is prepared as per Land Policy & its Regulations.
- 50% of the plots earmarked for neighborhood level health and education facilities, within the Gross Residential Use (53%) in a sector, to be returned to DDA for allotment to government agencies/departments.
- Areas are approximate (based on GIS mapping of revenue data/records/ information provided by the concerned departments) and may vary on actual ground validation.
- The ZDP road network shown is as per the Proposal of Realignment of Notified ZDP road network of Zone N, P-I (excluding developed Narela Project), and P-II which was approved vide item No. 16/2022 in the 4th T.C. meeting of DDA for the year 2022.
- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment/execution on the ground.
- Area under LDRA is not part of this Layout Plan.
- This Plan has to be read alongwith Agenda and Minutes of 429th Screening Committee Meeting (Item No. 33/2025) held on 03/09/2025.

Sector 8B, Zone PII

Dwg. No.	Scale:	Date:
LPP/P-II/8B/SLP/Ve.-01	Not to Scale	

Dwg. Title:
60:40 Sector Layout Plan

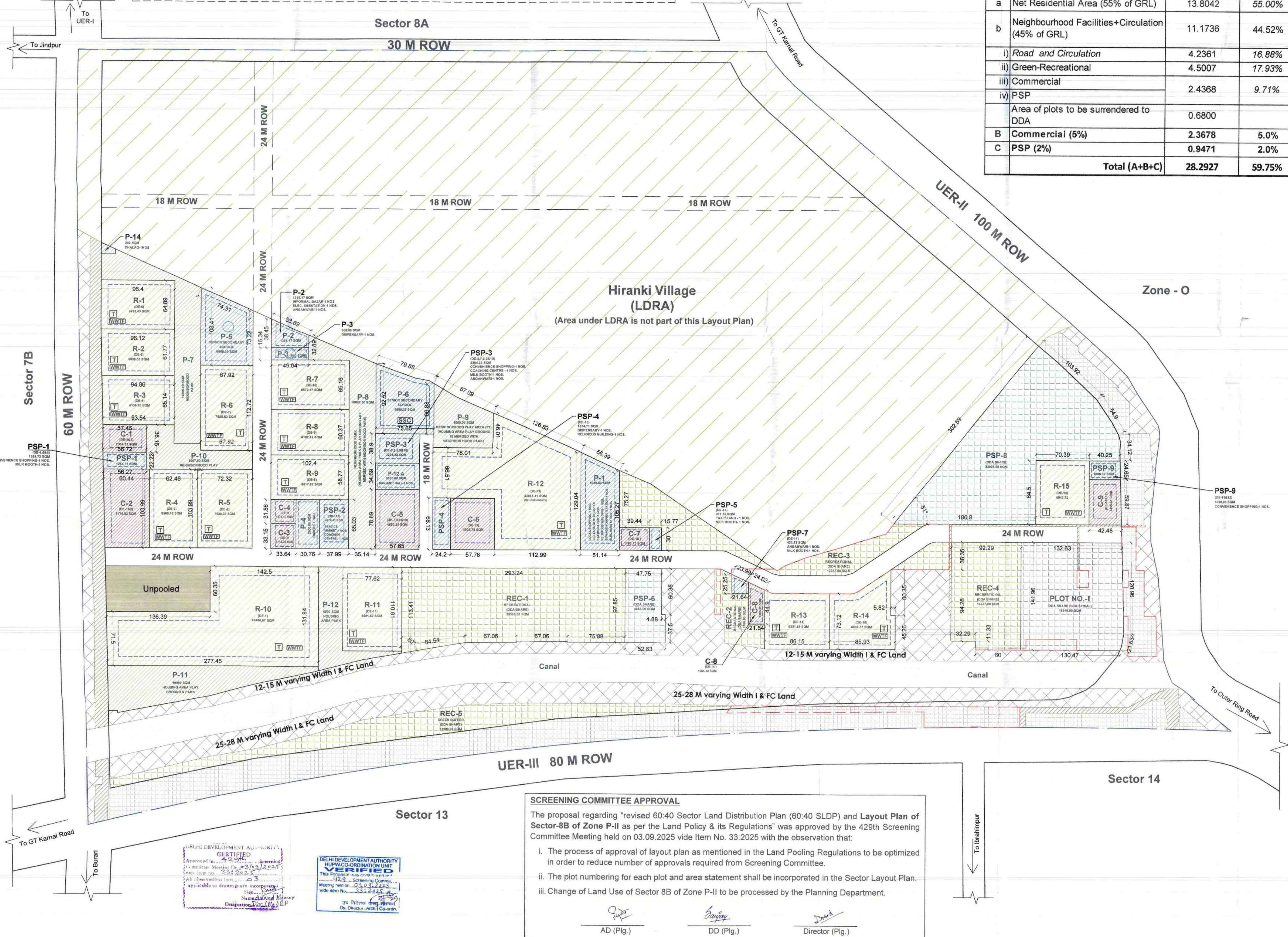
Plg. Asstt.	AD (Plg.)
DD (Plg.)	Director (Plg.)



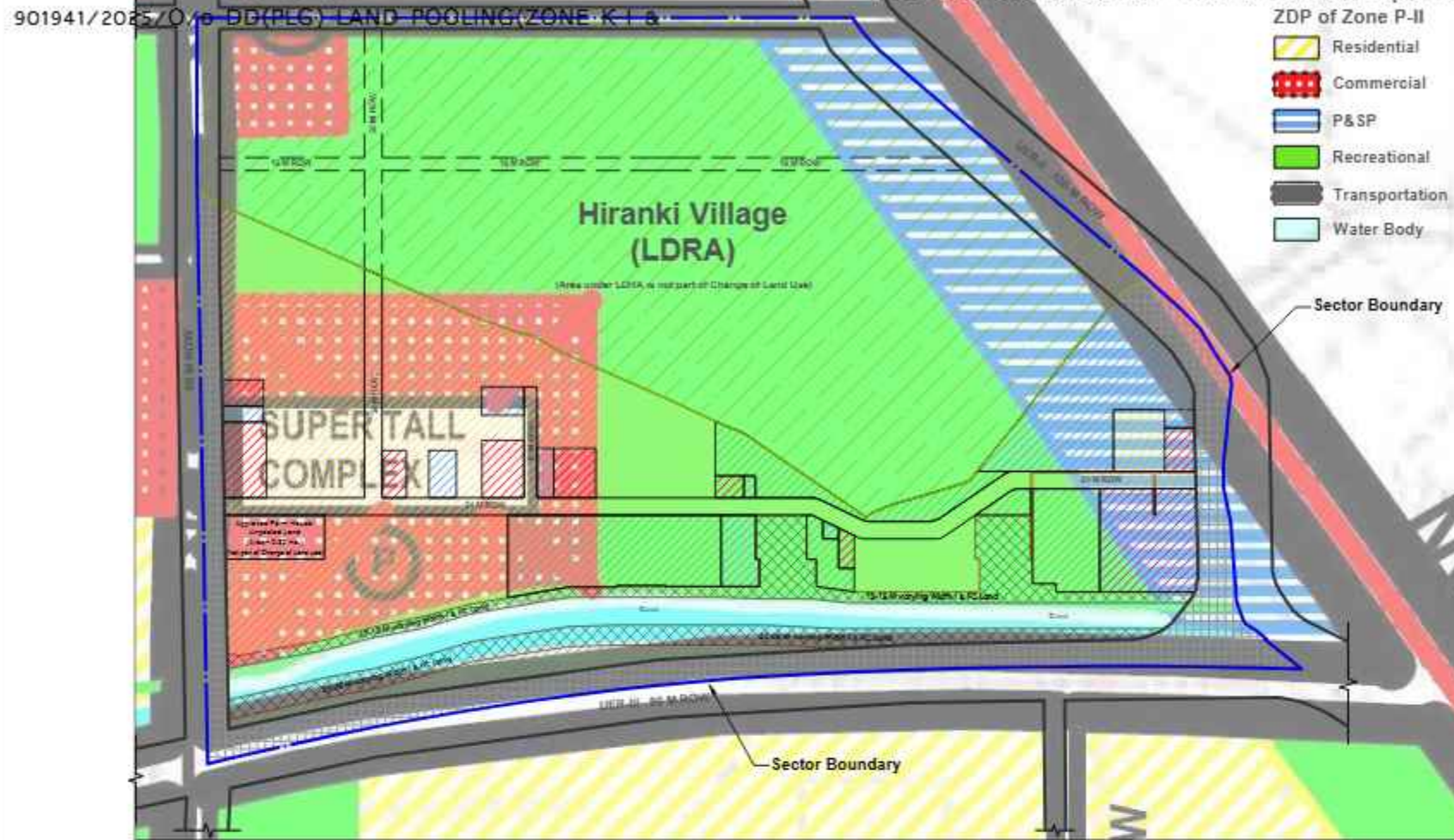
PLOT DETAILS (DE/CONSORTIUM SHARE)					
Plot No. (Net Residential Share)	DE No.	Area (sqm)	Plot No. (Commercial-5% Share)	DE No.	Area (sqm)
R-1	6	6252.53	C-1	4	2064.33
R-2	5	5898.30	C-2	1	6176.02
R-3	4	6136.70	C-3	3	1115.00
R-4	3	6500.42	C-4	6	1072.47
R-5	2	7520.34			
R-6	7	7655.52	C-5	7	4550.25
R-7	10	6672.47			
R-8	9	6182.02			
R-9	8	6017.87			
R-10	1	28485.87			
R-11	11	8601.69			
R-12	13	22951.41			
R-13	14	6321.58			
R-14	15	6897.57			
R-15	12	5947.72			
Total (15 Plots)		138042.01	Total (9 Plots)		23677.9

PLOT DETAILS (DDA SHARE)		
DDA Share	Plot No.	Area (sqm)
Industrial (4%)	I	18940.00
PSP (8%)	PSP-6	4855.00
	PSP-8	33026.00
Recreational (16%)	REC-1	29366.00
	REC-2	3786.00
	REC-3	13357.00
	REC-4	14537.00
	REC-5	13209.00
Total (8 Plots)		131076.00

AREA DETAILS		
Total Contiguous Pooled Land (including land under acquisition)	47.3557	Ha.
40% Land Component (DDA Share)		
a Industrial (4%)	1.8940	4.00%
b PSP(8%)	3.7881	8.00%
c Roads and Circulation (12%)	5.9554	12.58%
d Recreational (16%)	7.4255	15.68%
Total (a+b+c+d)	19.0630	40.25%
60% Land Component (DE/Consortium Share)		
A Gross Residential (53%)	24.9778	52.75%
a Net Residential Area (55% of GRL)	13.8042	55.00%
b Neighbourhood Facilities+Circulation (45% of GRL)	11.1736	44.52%
i) Road and Circulation	4.2361	16.88%
ii) Green-Recreational	4.5007	17.93%
iii) Commercial	2.4368	9.71%
iv) PSP		
Area of plots to be surrendered to DDA	0.6800	
B Commercial (5%)	2.3678	5.0%
C PSP (2%)	0.9471	2.0%
Total (A+B+C)	28.2927	59.75%

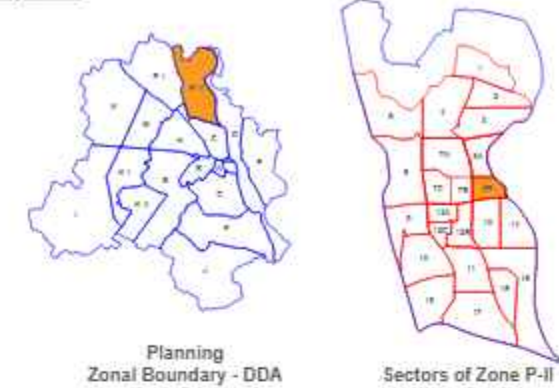


SCREENING COMMITTEE APPROVAL		
The proposal regarding "revised 60:40 Sector Land Distribution Plan (60:40 SLDP) and Layout Plan of Sector-8B of Zone P-II as per the Land Policy & its Regulations" was approved by the 429th Screening Committee Meeting held on 03.09.2025 vide Item No. 33/2025 with the observation that:		
i. The process of approval of layout plan as mentioned in the Land Pooling Regulations to be optimized in order to reduce number of approvals required from Screening Committee.		
ii. The plot numbering for each plot and area statement shall be incorporated in the Sector Layout Plan.		
iii. Change of Land Use of Sector 8B of Zone P-II to be processed by the Planning Department.		
AD (Plg.)	DD (Plg.)	Director (Plg.)



Proposed Change of Land Use of Land Pooling Area of Sector-8B of Zone P-II			
FROM		TO	
Land Use	Area (Ha.)	Land Use	Area under Land Pooling (Ha.)
Commercial	17.60	Residential	15.80
		P&SP	0.76
		Recreational	1.05
Recreational	18.27	Residential	8.26
		Commercial	0.23
		P&SP	1.12
		Industrial	0.67
		Transportation	0.63
		Government	7.37
Public & Semi-Public (P&SP)	3.44	Residential	0.98
		Commercial	0.25
		Industrial	1.24
		Recreational	0.03
		Transportation	0.94
Transportation	0.62	P&SP	0.05
		Recreational	0.33
		Government	0.23
Water Body (Canal)	0.30	Transportation	0.30
Total	40.23		40.23

Key Plan:



Legend:

- Sector Boundary 8B
 - Realigned ZDP Road
 - Internal road network
 - Suggestive road network
 - LDRA (Hiranki Village)
 - Residential
 - Commercial
 - P&SP
 - Industrial
 - Water Body (Canal)
 - Recreational
 - Road / Circulation
 - Govt. Land
- PROPOSED LAND USE (SECTOR-8B)**

Notes:

- The Land Use Plan is prepared on the basis of 80:40 Sector Layout Plan.
- Areas are approximate (based on GIS mapping of revenue data/records/information provided by the concerned departments) and may vary on actual ground validation.
- The ZDP road network shown is as per the Proposal of Realignment of Notified ZDP road network of Zone N, P-I (excluding developed Narela Project), and P-II which was approved vide item No. 18/2022 in the 4th T.C. meeting of DDA for the year 2022.
- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment/execution on the ground.
- Existing farm house approved by MCD (prior to 2006)/unpooled land having an area of 0.82 ha. and LDRA having an area of 53.92 ha. are not considered for Change of Land Use.

Sector-8B, Zone P-II

Dwg. No. _____ Scale: _____ Date: _____

Not to Scale

Dwg. Title:

**Land Use Comparison
(Existing & Proposed)**

Plg. Asstt. _____ AD (Plg.) _____

DD (Plg.) _____ Director (Plg.) _____



Proposed Change of Land Use of Land Pooling Area of Sector-8B of Zone P-II			
FROM		TO	
Land Use	Area (Ha.)	Land Use	Area under Land Pooling (Ha.)
Commercial	17.80	Residential	15.80
		P&SP	0.76
		Recreational	1.05
Recreational	16.27	Residential	8.28
		Commercial	0.23
		P&SP	1.12
		Industrial	0.67
		Transportation	0.63
		Government	7.37
Public & Semi-Public (P&SP)	3.44	Residential	0.96
		Commercial	0.25
		Industrial	1.24
		Recreational	0.03
		Transportation	0.94
Transportation	0.62	P&SP	0.05
		Recreational	0.33
		Government	0.23
Water Body (Canal)	0.30	Transportation	0.30
Total	40.23		40.23

DELHI DEVELOPMENT AUTHORITY (Land Pooling Cell, Planning Department)

Key Plan:



Legend:

- Sector Boundary 8B
- Realigned ZDP Road
- Internal road network
- Suggestive road network
- LDRA (Hiranki Village)

LAND USE

- Residential
- Commercial
- P&SP
- Industrial
- Water Body (Canal)
- Recreational
- Road / Circulation
- Govt. Land

Notes:

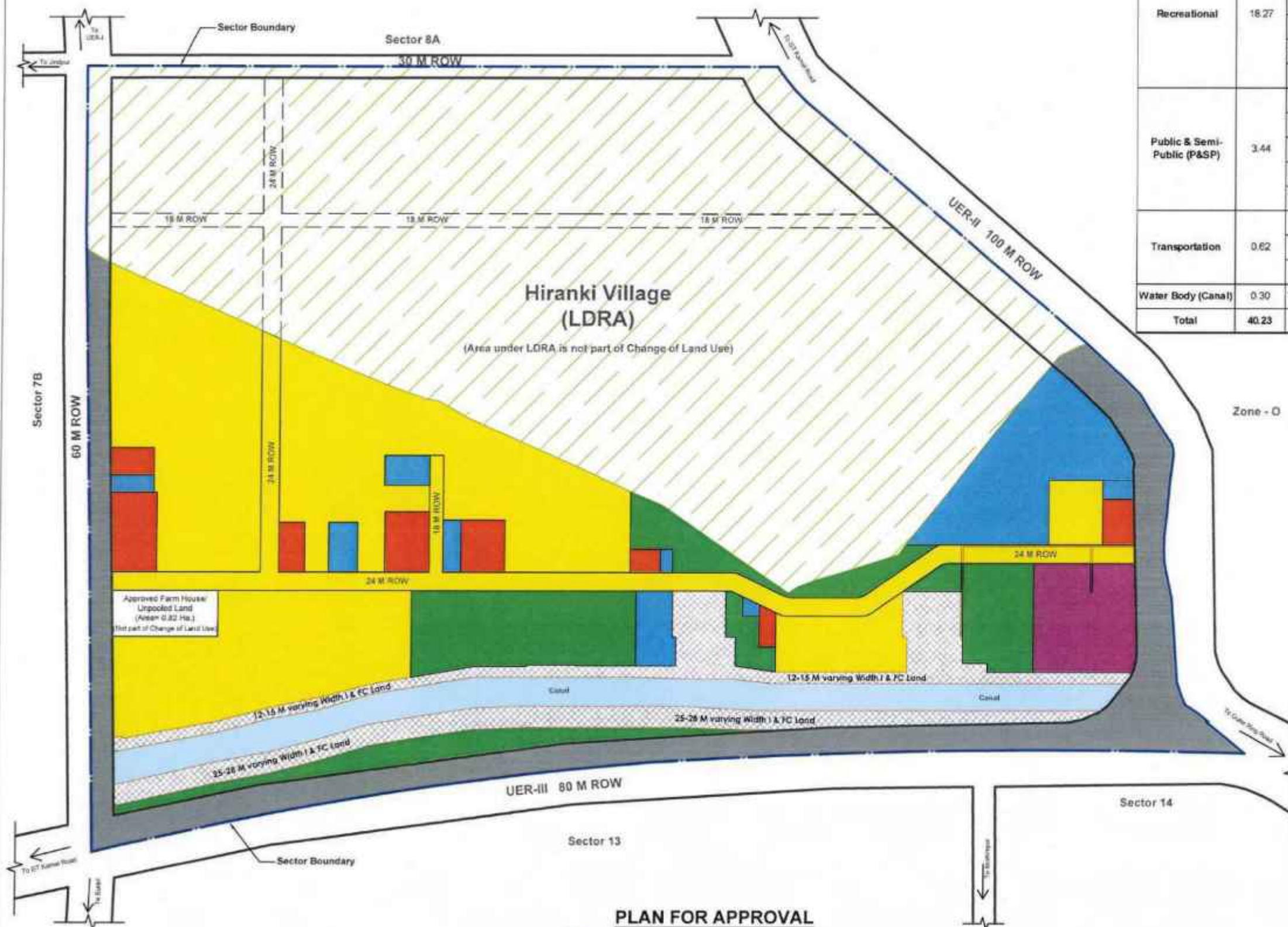
- The Land Use Plan is prepared on the basis of 60:40 Sector Layout Plan.
- Areas are approximate (based on GIS mapping of revenue data/records/information provided by the concerned departments) and may vary on actual ground validation.
- The ZDP road network shown is as per the Proposal of Realignment of Notified ZDP road network of Zone N, P-I (excluding developed Narela Project), and P-II which was approved vide item No. 16/2022 in the 4th T.C. meeting of DDA for the year 2022.
- The boundary and proposed/existing road network of the sector may vary on actual ground validation/feasibility/final alignment/execution on the ground.
- Existing farm house approved by MCD (prior to 2006)/unpooled land having an area of 0.82 ha. and LDRA having an area of 53.92 ha. are not considered for Change of Land Use.

Sector-8B, Zone P-II

Dwg. No. _____ Scale: _____ Date: _____
Not to Scale

Dwg. Title:
Plan for Proposed Change of Land Use

Plg. Asstt. _____ AD (Plg.) _____
DD (Plg.) _____ Director (Plg.) _____



PLAN FOR APPROVAL

Rahul *-On leave-* *Sanjay* *Drad*
Plg. Asstt. AD (Plg.) DD (Plg.) Director (Plg.)

Item No. _____

Date 16.10.2025**AGENDA FOR TECHNICAL COMMITTEE**

File No.: PLG/RZ/0001/2024/MISC/-O/o DY DIRECTOR (PLG)ROHINI

Computer no. 74904

Sub: Regarding relaxation in Ground Coverage in special circumstances with respect to the Commercial plots (C2-Wholesale/Warehousing) in Sector 36, Rohini.

1.0 BACKGROUND:

This is with reference to the LD file (Comp. No.:93395) wherein it is informed that:

- 1.1 The auction of license rights for the land parcel located at Sec-36, Rohini, for development of a **Warehousing Complex**, was floated vide RFP No. DDA/LD/SLPC/Spl.ProjectRFP/2025/03.
- 1.2 During the pre-bid meeting for the said project, the prospective bidders raised concerns about the Ground Coverage limit of 40%, considering it insufficient and suggesting an increase to at least 60%. To facilitate prospective bidder participation and address clarifications, the following corrigendum dated 29.07.2025 vide which the Ground Coverage was amended to 50% (**Annexure-A**).
- 1.3 Further, the tender for the Warehousing Complex has been cancelled on account of non-participation by any bidder. It has been further approved that the land parcel at Sec-36, Rohini, shall be re-tendered for the development of a Warehousing Complex on an annual license fee basis, with SBICAPS engaged as the Transaction Advisor (TA).
- 1.4 The Transaction Advisor was requested to provide revised draft RFP and further modifications needed to make the RFP more appealing for the prospective bidders. The TA has submitted note on impact of change in Ground Coverage for Warehouse Complex from 50% to 60%. (**Annexure-B**).
- 1.5 Earlier, the Committee constituted vide Authority Resolution Item no. 05/2025, it was decided that the Ground Coverage for the project shall be 50% for which approval of the competent authority shall be obtained as per the provisions of MPD 2021 (**Annexure-C**).
- 1.6 The matter was referred to the Planning Department for placing the advice of TA for consideration of the Technical Committee.

2.0 EXAMINATION:

- 2.1 The Landuse of the proposed plots is “Commercial - WS (C2-Wholesale & Warehousing)” in Sector 36, Rohini as per ZDP of Zone M (Rohini Sub-City) under MPD-2021.
- 2.2 As per the Proposed Layout plan of Sector 36 & 37 Phase-V, Rohini, the use premise of the proposed Commercial plots is ‘Wholesale/Warehousing’ (Annexure-D).
- 2.3 The location of the plots is near to the UER-II, Heliport & Barwala village in Sector 36, Rohini with an approach road of 30m connecting the UER-II.
- 2.4 As per the TSS provided by Engineering Division(RPD-3) the total vacant area of the proposed plots is about **23.16 acres (9.37 Ha. approx.)**.
- 2.5 The plots under reference are located near the Heliport in Sector 36, Rohini thus the area is having a height restriction upto 24m. as per the Airport Authority of India.
- 2.6 As per the provisions of MPD-2021, the maximum Ground Coverage for Wholesale Trade is 30%. (Annexure-E).
- 2.7 However, under clause 8(3) Note iv. of MPD-2021 - *The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.*

3.0 PROPOSAL:

In view of the above, the proposal for relaxation in Ground Coverage in special circumstances from 30% to 60% with respect to the Commercial plots (C2-Wholesale/Warehousing) in Sector 36, Rohini as per the recommendation of the Committee constituted vide Authority Resolution and the suggestion of the Transaction Advisor.

4.0 RECOMMENDATION:

The proposal as given in Para 3.0 above along with the background and examination is placed before the Technical Committee for deliberation.


Asstt. Director (Plg.) Rohini


Dy. Director (Plg.) Rohini


Director (Plg.) Rohini

Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No. SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

The amendments mentioned in this Corrigendum shall be applicable to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex dated July 02, 2025 issued by DDA:

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
1.	Clause 1.1.2 (vi) of the RFP	Licence Period - 33 (Thirty-three) years from the Appointed Date	Licence Period - 45 (Forty five) years from the Appointed Date
2.	Clause 1.1.2 (ix) of the RFP	Bid Security - Rs. 8,55,00,000/- (Rupees Eight Crores Fifty Five lakhs Only)	Bid Security - Rs. 7,81,00,000/- (Rupees Seven Crores Eighty One lakhs only)
3.	Clause 1.1.2 (xi) of the RFP	Annual Licence Fee - An amount as determined based on the highest bid received at the end of the Auction Process which has been accepted by the Authority plus applicable Goods and Service Tax (GST). The reserve price for the Auction Process has been set at Rs. 17,40,00,000 (Rupees Seventeen Crores Forty Lakhs only) per annum.	Annual Licence Fee - An amount as determined based on the highest bid received at the end of the Auction Process which has been accepted by the Authority plus applicable Goods and Service Tax (GST). The reserve price for the Auction Process has been set at Rs. 20,20,00,000 (Rupees Twenty Crores Twenty Lakhs only) per annum.
4.	Clause 1.2.6 of the RFP	Prior to participation in the Bidding Process, the Bidder shall pay to the Authority, a non-refundable sum of Rs. 25,000 (Rupees Twenty Five Thousand) plus applicable Goods and Service Tax (GST) (as per the applicable GST rate) in the 'e-payment' link available on www.DDA.a2zprocure.com as the cost of the Bidding Process (the "Bid Processing Fee"). The Bidder shall submit a proof of payment confirmation of the non-refundable Bid Processing Fee along with the Technical Bid. The Bidders would be required to furnish all the information specified in under the Bidding Documents. The Bid shall be valid for a period of not less than 270 (two hundred and seventy) days from the Bid Due Date.	Prior to participation in the Bidding Process, the Bidder shall pay to the Authority, a non-refundable sum of Rs. 25,000 (Rupees Twenty Five Thousand) plus applicable Goods and Service Tax (GST) (as per the applicable GST rate) in the 'e-payment' link available on https://ddaland.etender.sbi as the cost of the Bidding Process (the "Bid Processing Fee"). The Bidder shall submit a proof of payment confirmation of the non-refundable Bid Processing Fee along with the Technical Bid. The Bidders would be required to furnish all the information specified in under the Bidding Documents. The Bid shall be valid for a period of not less than 270 (two hundred and seventy) days from the Bid Due Date.
5.	Clause 1.2.7 of the RFP	A Bidder is required to deposit, along with its Bid, a non-interest-bearing bid security of Rs. 8,55,00,000/- (Rupees Eight Crores Fifty Five lakhs Only) ("Bid Security") as per Clause 2.21 below.	A Bidder is required to deposit, along with its Bid, a non-interest-bearing bid security of Rs. 7,81,00,000/- (Rupees Seven Crores Eighty One lakhs Only) ("Bid Security") as per Clause 2.21 below.

VC, DDA

FM, DDA

PC(LD)

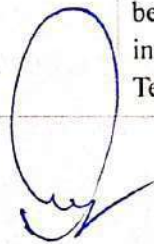
C(Plg.)

CLA

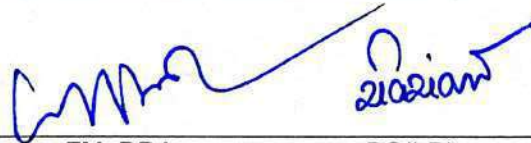
Ch/Arch.

Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
6.	Clause 1.2.11 of the RFP	(a) Bids are invited for Annual License Fee (ALF) (the "Financial Quote") which should be greater than the Minimum Annual License Fee (MALF) of Rs. 17,40,00,000 (Rupees Seventeen Crores and Forty Lakhs only) per annum. The Financial Quote offered by a Bidder to the Authority shall be paid on a periodic basis throughout the License Period as escalated on a periodic basis in accordance with Article 18.3 of the Licence Deed. In addition to the ALF, the Selected Bidder is required to make payment of a fixed, non-refundable, one-time, upfront payment to be paid in instalments as set forth in this RFP as per article 18.2.1 of schedule 1 of the Licence Deed (the "Upfront Payment") a sum of Rs. 7,55,00,000 (Rupees Seven Crores and Fifty Five Lakhs only). The License Period is pre-determined, as indicated in the Licence Deed.	(a) Bids are invited for Annual License Fee (ALF) (the "Financial Quote") which should be greater than the Minimum Annual License Fee (MALF) of Rs. 20,20,00,000 (Rupees Twenty Crores Twenty Lakhs only) per annum. The Financial Quote offered by a Bidder to the Authority shall be paid on a periodic basis throughout the License Period as escalated on a periodic basis in accordance with Article 18.3 of the Licence Deed. In addition to the ALF, the Selected Bidder is required to make payment of a fixed, non-refundable, one-time, upfront payment to be paid in instalments as set forth in this RFP as per article 18.2.1 of schedule 1 of the Licence Deed (the "Upfront Payment") a sum of Rs. 7,55,00,000 (Rupees Seven Crores and Fifty Five Lakhs only). The License Period is pre-determined, as indicated in the Licence Deed.
7.	Clause 2.1.4 of the RFP	Bidders are required to submit their Bids online at www.DDA.a2zprocure.com in the specified format. The Technical Bid and Financial Bid should be furnished in the format at Appendix-I and Appendix-VI respectively along with all enclosures, duly signed by the Bidder's authorised signatory. The Financial Bid shall clearly indicate the bid amount, in both figures and words, in Indian Rupees. The bid amount shall consist of the Financial Quote which should be greater than the Minimum Annual Licence Fee (MALF) , for the same to be considered valid for the Auction Process. In the event of any difference between figures and words in the Bid, the amount indicated in words in the Bid shall be taken into account. The Bidder shall submit only one Technical Bid and Financial Bid for the Project.	Bidders are required to submit their Bids online at https://ddaland.etender.sbi in the specified format. The Technical Bid and Financial Bid should be furnished in the format at Appendix-I and Appendix-VI respectively along with all enclosures, duly signed by the Bidder's authorised signatory. The Financial Bid shall clearly indicate the bid amount, in both figures and words, in Indian Rupees. The bid amount shall consist of the Financial Quote which should be greater than the Minimum Annual Licence Fee (MALF) , for the same to be considered valid for the Auction Process. In the event of any difference between figures and words in the Bid, the amount indicated in words in the Bid shall be taken into account. The Bidder shall submit only one Technical Bid and Financial Bid for the Project.



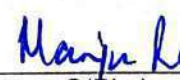
VC, DDA



FM, DDA



PC(LD)



C(Plg.)



CLA



Ch. Arch.

Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/ LD/ SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
8.	Clause 2.2.1 (b) of the RFP	Bidder may be the following entities or any combination of them with a formal intent to enter into a Joint Bidding Agreement or under an existing agreement to form a Consortium (a Consortium shall be eligible for consideration subject to the conditions set out in Clause 2.2.4 below):. i. Resident Indian Citizen ii. Non-Resident Indian iii. Sole Proprietorship (resident Indian Citizen / Non-Resident Indian) iv. Companies incorporated under the Companies Act 1956/2013 v. Companies incorporated in jurisdictions outside of India vi. Registered Partnership Firms formed under the Indian Partnership Act 1932 vii. Limited Liability Partnership incorporated in India under the Limited Liability Partnership Act, 2008	Bidder may be the following entities or any combination of them with a formal intent to enter into a Joint Bidding Agreement or under an existing agreement to form a Consortium (a Consortium shall be eligible for consideration subject to the conditions set out in Clause 2.2.4 below): i. Resident Indian Citizen ii. Non-Resident Indian iii. Sole Proprietorship (resident Indian Citizen / Non-Resident Indian) iv. Companies incorporated under the Companies Act 1956/2013 v. Companies incorporated in jurisdictions outside of India vi. Registered Partnership Firms formed under the Indian Partnership Act 1932 vii. Limited Liability Partnership incorporated in India under the Limited Liability Partnership Act, 2008 viii. Any corporation, government company (as defined under the Companies Act, 2013) or body corporate incorporated or organized under a statute other than the Companies Act, 2013 or its predecessors) under the control of the Government of India or the State Government, as the case may be, but does not include any of the entities set out in Clause 2.2.1(b) (iv) and (v) above.
9.	Clause 2.2.2 (A) of the RFP	Financial Capacity (Net Worth / ACI) - Rs. 61,00,00,000 only (Rupees Sixty One Crores only)	Financial Capacity (Net Worth / ACI) - Rs. 56,00,00,000 only (Rupees Fifty Six Crores only)

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Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/ LD/ SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
10.	Clause 2.2.2 (B) (i) of the RFP	(a) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, one (01) "Functional Eligible Project" with a project cost of at least Rs. 195,00,00,000 (Rupees One Hundred and Ninety Five Crores). OR (b) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, two (02) Functional Eligible Project(s) with each of such Functional Eligible Project having a project cost of at least Rs. 146,00,00,000 (Rupees One Hundred and Forty Six Crores). OR (c) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed 3 (three) Functional Eligible Project with each of such Functional Eligible Project having with a project cost of at least Rs. 98,00,00,000 (Rupees Ninety Eight Crores).	(a) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, one (01) "Functional Eligible Project" with a project cost of at least Rs. 178,00,00,000 (Rupees One Hundred and Seventy Eight Crores). OR (b) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, two (02) Functional Eligible Project(s) with each of such Functional Eligible Project having a project cost of at least Rs. 134,00,00,000 (Rupees One Hundred and Thirty Four Crores). OR (c) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed 3 (three) Functional Eligible Project with each of such Functional Eligible Project having with a project cost of at least Rs. 89,00,00,000 (Rupees Eighty Nine Crores).
11.	Clause 2.13.1 of the RFP	The Bidder shall submit the Bid no later than the date and time specified as the Bid Due Date, on the e-procurement portal www.DDA.a2zprocure.com duly signed in digital form by the authorised signatory of the Bidder, by uploading the complete and legible scanned/digital copies of the Technical and Financial Bids in pdf/digital format (i.e. scanned copy of original signed documents and the supporting documents) as per the format provided in this RFP.	The Bidder shall submit the Bid no later than the date and time specified as the Bid Due Date, on the e-procurement portal https://ddaland.etender.sbi duly signed in digital form by the authorised signatory of the Bidder, by uploading the complete and legible scanned/digital copies of the Technical and Financial Bids in pdf/digital format (i.e. scanned copy of original signed documents and the supporting documents) as per the format provided in this RFP.

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Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
12.	Clause 2.14.2 of the RFP	For the purpose of submission of the Bid on the e-procurement portal www.DDA.a2zprocure.com , registration of the Bidder with e-procurement portal www.DDA.a2zprocure.com is mandatory. For any assistance regarding e-procurement, the Bidder may call the helpdesk numbers of the e-procurement portal provided on their website. A Bidder who is already registered need not register again. However, the Bidder is required to have a Class-III Digital Certificate issued by a licensed Certifying Authority (CA).	For the purpose of submission of the Bid on the e-procurement portal https://ddaland.etender.sbi , registration of the Bidder with e-procurement portal https://ddaland.etender.sbi is mandatory. For any assistance regarding e-procurement, the Bidder may call the helpdesk numbers of the e-procurement portal provided on their website. A Bidder who is already registered need not register again. However, the Bidder is required to have a Class-III Digital Certificate issued by a licensed Certifying Authority (CA).
13.	Clause 2.14.4 of the RFP	The E-procurement portal www.DDA.a2zprocure.com , shall not allow submission of any Bid after the Bid Due Date. Physical receipt of document listed at Clause 2.13.4 of the RFP after the time specified therein shall not be considered and the Bid shall be summarily rejected.	The E-procurement portal https://ddaland.etender.sbi , shall not allow submission of any Bid after the Bid Due Date. Physical receipt of document listed at Clause 2.13.4 of the RFP after the time specified therein shall not be considered and the Bid shall be summarily rejected.
14.	Clause 2.20.6 of the RFP	The Authority shall endeavour to respond to queries within a reasonable period of time. However, the Authority reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification. The Authority may publish the queries and its responses thereto on its website https://dda.gov.in/tender and on www.DDA.a2zprocure.com	The Authority shall endeavour to respond to queries within a reasonable period of time. However, the Authority reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification. The Authority may publish the queries and its responses thereto on its website https://dda.gov.in/tender and on https://ddaland.etender.sbi
15.	Clause 3.7.1 of the RFP	The Authority shall inform the venue and time of online opening of the Financial Bids to the Technically Qualified Bidders through e-procurement portal www.DDA.a2zprocure.com . The Authority shall open online the Financial Bids on date and time to be informed as per	The Authority shall inform the venue and time of online opening of the Financial Bids to the Technically Qualified Bidders through e-procurement portal https://ddaland.etender.sbi . The Authority shall open online the Financial Bids on date and time to be informed as per

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Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as																																										
		this Clause in the presence of the authorized representatives of the Bidders who may choose to attend.	this Clause in the presence of the authorized representatives of the Bidders who may choose to attend.																																										
16.	Para 4 of APPENDIX-II (Format of the Bank Guarantee for Bid Security) of the RFP	This Guarantee shall be irrevocable and remain in full force for a period of 180 (one hundred and eighty) days from the Bid Due Date inclusive of a claim period of 60 (sixty) days or for such extended period as directed by the Authority from time to time, and agreed to by the Bank, and shall continue to be enforceable till all amounts under this Guarantee have been paid.	This Guarantee shall be irrevocable and remain in full force for a period of 360 (three hundred and sixty) days from the Bid Due Date inclusive of a claim period of 60 (sixty) days or for such extended period as directed by the Authority from time to time, and agreed to by the Bank, and shall continue to be enforceable till all amounts under this Guarantee have been paid.																																										
17.	Note of APPENDIX II (Format of Bank Guarantee)	Note: The bank account details of DDA for preparation of BG are provided below: <table><tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr><tr><td>1.</td><td>Name of Beneficiary</td><td>Delhi Development Authority</td></tr><tr><td>2.</td><td>Name of Bank</td><td>Indusind Bank Ltd.</td></tr><tr><td>3.</td><td>Branch Address</td><td>Jorbagh Branch, Delhi</td></tr><tr><td>4.</td><td>Account No.</td><td>251035072025</td></tr><tr><td>5.</td><td>IFSC Code</td><td>INDB0001035</td></tr><tr><td>6.</td><td>Branch Code</td><td>1035</td></tr></table>	S. No.	Particulars	Details	1.	Name of Beneficiary	Delhi Development Authority	2.	Name of Bank	Indusind Bank Ltd.	3.	Branch Address	Jorbagh Branch, Delhi	4.	Account No.	251035072025	5.	IFSC Code	INDB0001035	6.	Branch Code	1035	Note: The bank account details of DDA for preparation of BG are provided below: <table><tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr><tr><td>1.</td><td>Name of Beneficiary</td><td>DDA LAND EMD DEPOSIT ACCOUNT</td></tr><tr><td>2.</td><td>Name of Bank</td><td>State Bank of India</td></tr><tr><td>3.</td><td>Branch Address</td><td>SBI INA VIKAS SADAN</td></tr><tr><td>4.</td><td>Account No.</td><td>39682596052</td></tr><tr><td>5.</td><td>IFSC Code</td><td>SBIN0008005</td></tr><tr><td>6.</td><td>Branch Code</td><td>08005</td></tr></table>	S. No.	Particulars	Details	1.	Name of Beneficiary	DDA LAND EMD DEPOSIT ACCOUNT	2.	Name of Bank	State Bank of India	3.	Branch Address	SBI INA VIKAS SADAN	4.	Account No.	39682596052	5.	IFSC Code	SBIN0008005	6.	Branch Code	08005
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5.	IFSC Code	SBIN0008005																																											
6.	Branch Code	08005																																											
18.	APPENDIX VI (Financial Quote) of the RFP	The Financial Quote is to be submitted through e-procurement portal: www.DDA.a2zprocure.com	The Financial Quote is to be submitted through e-procurement portal: https://ddaland.etender.sbi																																										
19.	APPENDIX VIII (Instruction for Online Bid Submission) of the RFP	The bidder can access/ download the bidders guide/ bidders manual from the link: www.DDA.a2zprocure.com	The bidder can access/ download the bidders guide/ bidders manual from the link: https://ddaland.etender.sbi																																										

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Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as								
20.	APPENDIX IX (Instructions to Bidders for Electronic Auction Process) of the RFP	The bidding manual can be downloaded online at www.DDA.a2zprocure.com under the download tab "DDA Land eAuction Bidding Manual".	The bidding manual can be downloaded online at https://ddaland.etender.sbi under the download tab "DDA Land eAuction Bidding Manual".								
21.	Appendix X of the RFP (Project Information Memorandum)	<table><tr><td>Permissible FAR</td><td>80</td></tr><tr><td>Maximum Ground Coverage</td><td>40%</td></tr></table>	Permissible FAR	80	Maximum Ground Coverage	40%	<table><tr><td>Presently Maximum Permissible FAR</td><td>80 (Eighty)</td></tr><tr><td>Maximum Ground Coverage</td><td>50% (Fifty percent)</td></tr></table>	Presently Maximum Permissible FAR	80 (Eighty)	Maximum Ground Coverage	50% (Fifty percent)
Permissible FAR	80										
Maximum Ground Coverage	40%										
Presently Maximum Permissible FAR	80 (Eighty)										
Maximum Ground Coverage	50% (Fifty percent)										
22.	Article 3.2.1 of the Schedule I of the License Deed	Subject to compliance by the Licensee of each of the terms and conditions set out under this Deed and timely performance of all its obligations set out hereunder including timely payment of Annual Licence Fee to the Licensor, the licence hereby granted to the Licensee shall commence from the Appointed Date and shall remain in force for a period of 33 (thirty three) years thereafter (the "Licence Period"), unless otherwise terminated at an earlier date in accordance with the provisions of this Deed. The Licence Period shall be inclusive of the Appointed Date as well as the last day of the Licence Period. It is clarified, for the avoidance of doubt, that the Licence Period shall remain fixed and is not subject to any extension on account of any reasons whatsoever.	Subject to compliance by the Licensee of each of the terms and conditions set out under this Deed and timely performance of all its obligations set out hereunder including timely payment of Annual Licence Fee to the Licensor, the licence hereby granted to the Licensee shall commence from the Appointed Date and shall remain in force for a period of 45 (forty five) years thereafter (the "Licence Period"), unless otherwise terminated at an earlier date in accordance with the provisions of this Deed. The Licence Period shall be inclusive of the Appointed Date as well as the last day of the Licence Period. It is clarified, for the avoidance of doubt, that the Licence Period shall remain fixed and is not subject to any extension on account of any reasons whatsoever.								
23.	Annexure I of the Schedule I of the License Deed	Notes: 1. ALF is to be paid quarterly in advance to the Authority	Notes: 1. ALF is to be paid quarterly in advance to the Authority								

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Erratum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
	2.	Amount of quarterly payment shall be determined by dividing the ALF mentioned in the schedule below by four (04).	2. Amount of quarterly payment shall be determined by dividing the ALF mentioned in the schedule below by four (04).
	3.	ALF amounts may be updated in case there is any increase in the FAR area over and above the Presently Maximum Permissible FAR area.	3. ALF amounts may be updated in case there is any increase in the FAR area over and above the Presently Maximum Permissible FAR area.
	4.	All escalations shall be calculated on an annual compounded basis.	4. All escalations shall be calculated on an annual compounded basis.

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Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Licence Year	Escalation Rate	Annual Licence Fee (Rs. Crores)
1.	NIL	NIL
2.	NIL	NIL
3.	NIL	NIL
4.	NIL	[●]
5.	5%	[●]
6.	5%	[●]
7.	5%	[●]
8.	5%	[●]
9.	5%	[●]
10.	5%	[●]
11.	5%	[●]
12.	5%	[●]
13.	5%	[●]
14.	7%	[●]
15.	7%	[●]
16.	7%	[●]

Licence Year	Escalation Rate	Annual Licence Fee (Rs. Crores)
1.	NIL	NIL
2.	NIL	NIL
3.	NIL	NIL
4.	NIL	[●]
5.	5%	[●]
6.	5%	[●]
7.	5%	[●]
8.	5%	[●]
9.	5%	[●]
10.	5%	[●]
11.	5%	[●]
12.	5%	[●]
13.	5%	[●]
14.	7%	[●]
15.	7%	[●]
16.	7%	[●]

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Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

17.	7%	[●]
18.	7%	[●]
19.	7%	[●]
20.	7%	[●]
21.	7%	[●]
22.	7%	[●]
23.	7%	[●]
24.	7%	[●]
25.	7%	[●]
26.	7%	[●]
27.	7%	[●]
28.	7%	[●]
29.	7%	[●]
30.	7%	[●]
31.	7%	[●]
32.	7%	[●]
33.	7%	[●]

17.	7%	[●]
18.	7%	[●]
19.	7%	[●]
20.	7%	[●]
21.	7%	[●]
22.	7%	[●]
23.	7%	[●]
24.	7%	[●]
25.	7%	[●]
26.	7%	[●]
27.	7%	[●]
28.	7%	[●]
29.	7%	[●]
30.	7%	[●]
31.	7%	[●]
32.	7%	[●]
33.	7%	[●]

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Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/ LD/ SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as		
			34.	7%	[●]
			35.	7%	[●]
			36.	7%	[●]
			37.	7%	[●]
			38.	7%	[●]
			39.	7%	[●]
			40.	7%	[●]
			41.	7%	[●]
			42.	7%	[●]
			43.	7%	[●]
			44.	7%	[●]
			45.	7%	[●]

Disclaimer:

Save and except the aforementioned amendments, all other provisions remain unchanged as mentioned in the RFP and Schedule I of the Licence Deed.



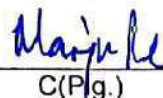
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Note on Impact of change in Ground Coverage for Sector 36, Rohini, Warehouse Complex

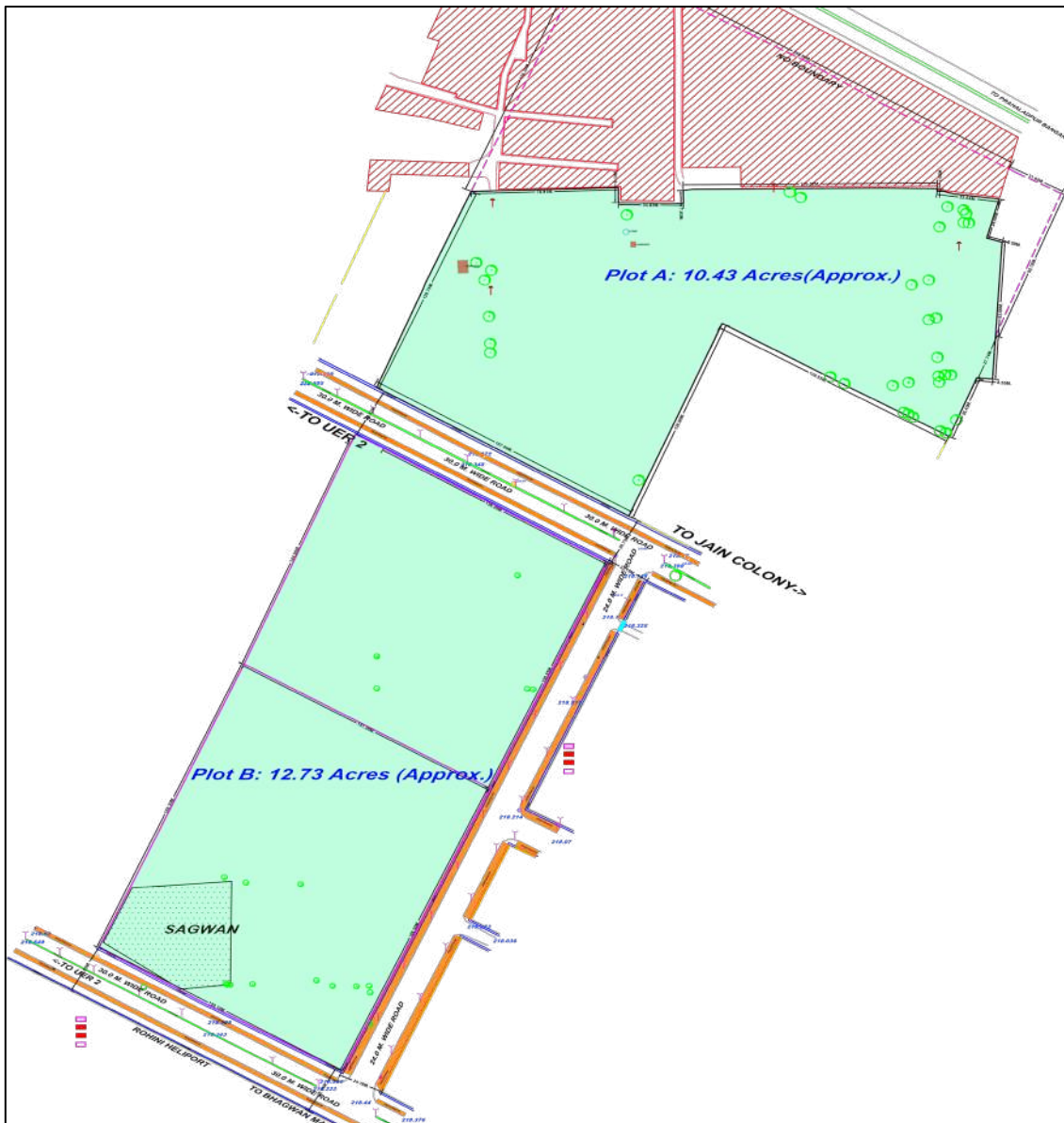
1. Background:

The Request for Proposal (RFP) for e-auction of license rights for a land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex was published on July 02, 2025.

The plot area is approximately 23.2 acres across two plots: Plot A, measuring about 10.43 acres, and Plot B, around 12.73 acres.

Plot A is accessible via one 30 m wide road from south and Plot B is accessible via two 30 m wide from north and south and 24 m wide road from the east.

Plot A and Plot B are segregated via 30-meter-wide road. The TSS map of the site is show in the figure below:



2. Key Site Details:

The key site details as per the RFP published are mentioned below:

S. No.	Description	Details
1	Total Plot Area	23.16 Acres approximately spread across two plots Plot A – 10.43 acres approximately Plot B – 12.73 acres approximately (Setbacks shall be governed as per MPD norms as two separate plots.)
2	Permissible FAR	80
3	Maximum Ground Coverage	40%
4	Height	Below 15 meters (As per UBBL 2016 – Table 3.2 – Risk Matrix for Storage Building/ Warehouse/ Godowns as per MPD 2021 Table 6.4.2.1 Other Conditions)
7	Parking	3 ECS per 100 square meters

3. Summary of Pre-Bid Meeting

The Pre-Bid meeting was held on Wednesday, 16 July 2025, during which prospective bidders raised concerns about the ground coverage limit of 40%, considering it insufficient and suggesting an increase to at least 60%. They also cited the ground coverage from other state bye-laws in support of their request. Formal queries regarding this issue, along with other concerns, were submitted by the prospective bidders.

After the Pre-Bid meeting, a meeting was held with DDA officials to discuss the issue, during which the following details were presented by SBI Capital Markets Limited:

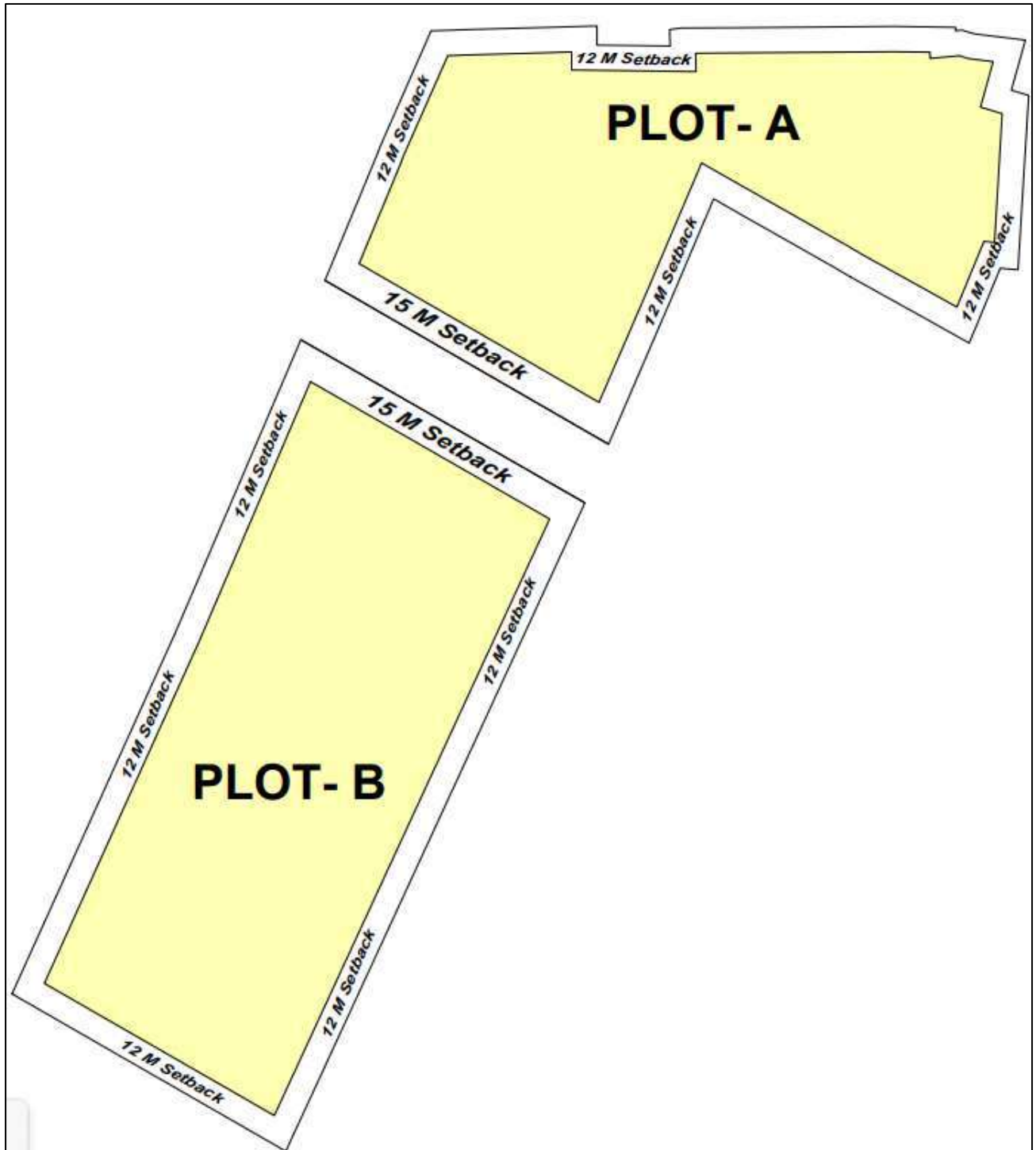
The minimum setback as per Table 17.1 of MPD 2021 modified up to 31/08/2022 is given in the table below:

S. No.	Minimum Setback	(In Meters)
1	Front	15
2	Right	12
3	Left	12
4	Rear	12

- For **Plot A**, the site area is approximately **42,247.454 square meters**, and after accounting minimum ensured setbacks, the area available on ground is approximately **30,212.346 square meters**. Thus, percentage of site area available after ensured setbacks to total site area equates to **71.51%**.

- For **Plot B**, the site area is approximately **51,555.765 square meters**, and after accounting minimum ensured setbacks, the area available on ground is approximately **39,791.266 square meters**. Thus, percentage of site area available after ensured setbacks to total site area equates to **77.18%**.

The Setback Layout of the site is shown in the Figure Below:



The details are tabulated below:

	Plot A	Plot B
Total Area (in Square Meters)	42,247.454	51,555.765
Area Remaining after Setbacks (in Square Meters)	30,212.346	39,791.266
% of Area Remaining after Setbacks to Total Area	71.51%	77.18%
<i>After ensuring setbacks as per MPD, 2021, the area available on the ground is more than 70%. Thus, allowing the Ground Coverage to be increased to 60%.</i>		

4. Comparative Representation of the Ground coverage and Setbacks

The prospective bidders have submitted the formal queries via email in which the prospective bidders stated that the neighbouring states to Delhi like Haryana, Uttar-Pradesh and Punjab offers 60% or more ground coverage area respectively.

The comparative representation of the ground coverage and setbacks for the mentioned states is illustrated in the table below:

S. No.	As per RFP	FAR	Ground Coverage	Front Setbacks	Side Setbacks	Rear Setbacks
1	Rohini Sector 36	80	40%	15	12	12
Haryana						
S. No.	State	FAR	Ground Coverage	Front Setbacks	Side Setbacks	Rear Setbacks
2	Haryana (custom bounded)	75	60%	15	15	15
	Haryana (Non-agriculture)	75	60%	9	9	9
<i>Table (V) Warehouse/ storage/ Godown (Refer page number 36 of Haryana Building Code 2017)</i>						
Punjab						
S. No.	State	FAR	Ground Coverage	Front Setbacks	Side Setbacks	Rear Setbacks
3	Punjab (Wholesale/ IFC)	100	40%	6	6	6
	Punjab (Warehouse/ Godown)	100	65%	6	6	6
<i>Table (4) Wholesale Trade or Integrated Freight Complex (standalone); warehouse or godown (standalone) (Refer page number 73 of Punjab Building Rules 2021)</i>						
Uttar Pradesh						
S. No.	State	FAR	Ground Coverage	Front Setbacks	Side Setbacks	Rear Setbacks
4	Uttar Pradesh	80	Max. Coverage after ensuring setbacks	12	6	6
	<i>Table 3.2.2.3, refer page 49 of UP Building bye laws 2025</i>			<i>Table 3.2.4.3, refer page 58 of UP Building bye laws 2025</i>		

Note: The relevant Ground Coverage and Setback details from bye-laws of the mentioned states is attached as Annexure-1

5. Cancellation of Tender

The Responses to Queries raised by Potential Bidders & Corrigendum No. 1 was published in which the Ground Coverage was raised from 40% to 50%. As a result, other key financial parameters were also revised.

However, no bids were received by the bid due date of 28 August 2025 and subsequently tender was cancelled.

6. Feedback from Prospective Bidders after Cancellation of the Tender

Following the cancellation of the tender, feedback was sought from the prospective bidders and the same are tabulated below:

S. No	Name of the Company	Feedback
1	Chamadia Group	• Opinion on Rental: To be able to offer an ALF of 20 Crore, the entire site would have to be leased at a rental of ~ Rs. 70-80 per square feet. ○ City level warehouse which are usually taken up by players like Blinkit/ Zepto etc. (going up to maximum of 1.5 lac square foot) can command a rental of Rs. 40 per square foot). ○ However, the maximum rental that can be commanded from a large size warehouse (such as Amazon/ Flipkart and etc.) is Rs 25-30 per square feet. • Opinion on Annual Escalation: The Annual Escalation of 5% and 7% is very steep. Annual Escalation in warehousing is usually 3% per annum • Opinion on Ground Coverage: May be increased to 60% • Opinion on Land Parcels: The site may be offered as a unified land and not two separate land parcels
2	Pragati Warehouse	• Opinion on Rental: ALF of ~ 20 Crore is very steep • Opinion on Bidding Parameter: MG + Revenue Share model may be adopted. As already being followed by CWC. Annual MG may be fixed at ~5 crore and the Revenue Share (as reserve price) may be set at 5% • Opinion on Annual Escalation: The Annual Escalation of 5% and 7% is very steep. Annual Escalation in warehousing averages ~ 2% per annum

S. No	Name of the Company	Feedback
		• Opinion on Land Parcel: City level warehouse which are usually taken up by players like Blinkit/ Zepto etc. It will be difficult to lease the entire land parcel to such players. Thus, ○ The land parcel may be split and offered to 2 separate licensees, Or ○ One part of the land parcel may have a moratorium of 3 years, and the other part may be allowed a moratorium of 5 years. • Opinion on IRR: Warehouse developers expect an IRR in the range or 15-20% • Opinion on Rental: Bidder feels they can command a max rental of Rs. 60 per square feet at the project site. • Opinion on Clearances and Approvals: Single window clearance as both pre and post construction approvals usually get delayed as the authority lies with MCD. This will delay the Construction timelines • Opinion on Change in Ownership: The lock in period for change in ownership should be linked to the start of operations and not to 5 years from Project COD
3	Horizon Industrial Park	• Opinion on Rental: ALF of ~ 20 Crore is very steep • Opinion on Annual Escalation: The Annual Escalation of 5% and 7% is very steep. Annual Escalation in warehousing averages ~ 2% per annum. Their escalation with CWC Projects is as below: ○ 12% every 3 years (from year 0 to year 10) ○ 10% every 3 years (from year 11 to year 25) ○ 9 % every 3 years (from year 25 to term end)

7. Impact of change in Ground Coverage from 50% to 60%:

- Estimated Development/ Project Cost:** There may be a reduction in the estimated development cost as with the higher ground coverage we estimate that the licensee will build more at the ground level and less on the higher levels to consume the available FAR.
- Bid Security:** With reduction in Project Cost, the Bid Security (calculated as 3.5% of the Project Cost) will also reduce

- c. **ALF:** The ALF may increase as the estimated project cost has reduced, and thus the bidder can pay a higher licence fee to DDA to maintain the same level of IRR of around 15.5%
- d. **Net Worth:** Due to the reduction in Project Cost, the Net Worth (calculated as 25% of the Project Cost) will also reduce
- e. **Technical Eligibility:** Due to the reduction in Project Cost, the Project Cost of Each Functional Eligible Projects (calculated as 80%, 60% and 40% of the Project Cost) will also reduce

Annexure-1

1. Ground coverage and Setback- Haryana Building Code, 2017

(v) Ware house/ Storage/ Godown

Sr. no.	Type of building	Maximum permissible Ground coverage	Maximum permissible Floor Area Ratio (FAR)	Setbacks all around the plot (in metres)
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²⁸ Substituted vide Misc-2339-(ULB)-Vol-II /7/5/2006-2TCP dated 10.09.2019.

²⁹ Inserted/amended vide Misc-2339-ULB-Vol-II-A/7/5/2006-2TCP dated 25.04.2022. This amendment shall come into force from 25.04.2022.

[48]

1	Integrated Inland Container Depots/ Custom Bounded Areas			15
2	Warehouse other than agricultural produces/ Grain Godowns/ Silos	60%	75 %	9
3	Warehouse For Agricultural Produces/ Grain Godowns/ Silos			6
4	Gas Go-down			As per zoning plan

Note:

If a warehouse contains storage of agro produce and also products other than agriculture produce, then the setbacks of 9 metres shall be followed.

2. Ground coverage and Setback- Punjab Building Rules, 2021

2340		PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 (BHDR 19, 1943 SAKA)	
Serial Number	Parameter Category	Permissible Limits	
		Wholesale Trade or Integrated Freight Complex (Standalone)	Warehouse or Godown (Standalone)
<i>then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.</i>			
3.	Maximum Permissible Floor Area Ratio	1:1.0	1:1.0
4.	Maximum Permissible Ground Coverage	40 percent of Site area	65 percent of Site area
5.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.	
6.	Maximum Permissible Height	No Restriction subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or	

(4) Wholesale Trade or Integrated Freight Complex (Standalone); Warehouse or Godown (Standalone)

Serial Number	Parameter Category	Permissible Limits
		Wholesale Trade or Integrated Freight Complex (Standalone) Warehouse or Godown (Standalone)
1.	Minimum Plot size	1 Hectare 2000 sq. mt
2.	Minimum Set back around building	6m minimum from site boundary and as per sub rule (1) of these building rules.

However, for the plots upto 2025 sq.m area where width of the required plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikhuras, crucifix etc. from building height,

2340 PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021
(BHDR 19, 1943 SAKA)

Serial Number	Parameter Category	Permissible Limits
		Wholesale Trade or Integrated Freight Complex (Standalone) Warehouse or Godown (Standalone)

then one side setbacks may be relaxed subject to the condition

3. Ground coverage and Setback- Uttar Pradesh Building Bye-Laws, 2025

Sl.	Use Types	Ground Coverage (%)	Road Width (m)	Base FAR	Max. FAR
12 (a)	Storage/Warehousing <i>(Built up)</i>	Max. coverage after ensuring setbacks	12m	0.8	0.8
12 (b)	Storage/Warehousing <i>(Non-Built up)</i>	Max. coverage after ensuring setbacks	12m	1.2	1.2
13	Fruit & Vegetable Market	Max. coverage after ensuring setbacks	12m	1	1
14 (a)	Wholesale Business <i>(Built)</i>	Max. coverage after ensuring setbacks	12m	1.2	1.2
14 (b)	Wholesale Business <i>(Non-Built)</i>	Max. coverage after ensuring setbacks	12m	1.5	1.5

3.2.4.3 Commercial – Shops/commercial units, Mixed use buildings up to 15-meter height

Plot Area (sqm)	Setback (meter)			
	Front	Rear	Side-1	Side-2
Up to 100	1.5	-	-	-
>100 - 300	3	-	-	-
>300 - 1000	4.5	3	1.5	1.5
>1000 - 3000	6	3	3	3
>3000	12	6	6	6

Note-1: In commercial building with covered area on ground floor up to 500 sqm, if lighting and ventilation requirements are ensured, then setbacks shall not be mandatory along the rear and the side edges, whereas in the corner plots, side setback equal to the front set-back shall be mandatory.

Note-2: Under plot development, sector / neighbourhood / local level shopping centres shall be allowed in the form of lined shops, in which provision of a maximum 3-meter-wide covered corridor (arcade) in the front shall be allowed.

Note-3: The permissible front setbacks for buildings on bazaar street shall be as follows (also defined in Chapter-5).

Proposed width of road (metres)	Minimum open space in front (metres)
12	3.0
18	4.5
24	6.0
30	6.0
36	7.5
45	7.5
76	9.0

Annexure C

Details

Computer No :	867843	Receipt No :	867843(9)/2025/O/o DIRECTOR(SLPC)
Subject :	Minutes of Meeting	File No :	
From :	Ashish Kumar	Designation :	SSA
Main Category :	Land Disposal	Sub Category :	
Address :	Vikas Sadan, New Delhi	Letter Ref. No :	
Letter Date :		Sender Type :	
Delivery Mode :	By Hand	Enclosure/Remarks :	

**DELHI DEVELOPMENT AUTHORITY
SPECIAL LICENSE PROPERTY CELL**

NO. F1(01) 2025/SLPC/LD/DDA/15

Date - 29.07.2025

Subject: Minutes of Meeting of the Committee constituted vide Authority Resolution Item No. 05/2025 dated 24.04.2025, in respect of RFPs pre-bid meeting held on 16.07.2025 for disposal of Warehousing Complex at Sector-36, Rohini on license basis.

Vide the Authority Resolution Item No. 05/2025 dated 24.04.2025, a Committee was constituted under the chairmanship of Vice-Chairman, DDA with Finance Member, DDA and Principal Commissioner (Land Disposal), DDA, as its members to carry out necessary changes in the RFPs. An RFP for disposal of Warehousing Complex at Sector-36, Rohini on license basis was published on DDA website on 02.07.2025.

2. The queries received during the Pre-Bid meeting held on 16.07.2025 for Warehousing Complex at Sector-36, Rohini, on license basis as per the schedule of bidding process mentioned in the RFP (published on DDA website on 02.07.2025) are enclosed at **Annexure-I**. As per bidding process, during the Pre-Bid meeting the prospective bidders were requested to send their formal queries through email by 17.07.2025, so as to be considered by the Committee.

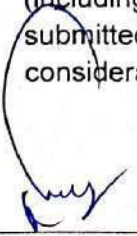
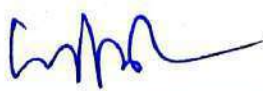
3. Since decisions on the queries/suggestions submitted by the prospective bidders might entail changes in the RFP in case any of such suggestions are accepted, hence, a meeting was scheduled on 29.07.2025 under the chairmanship of Vice Chairman, DDA. The list of attendees including the special invitees is enclosed at **Annexure-II**. The Transaction Advisor, SBICAPS was also present and provided their inputs with regard to the queries raised in the Pre-Bid meeting.

4. A tabulated list of the queries/suggestions has been submitted by the LD Department (i.e. SLPC) before the Committee along with the suggested responses (including justification/supporting documents) to the queries prepared by SBICAPS (Transaction Advisor) (**Annexure-III**).

5. Some of the queries/suggestions are specifically related to some of the Departments of DDA and require the domain knowledge and expertise of the Officers of these Departments in answering/taking decisions in respect of the queries/suggestions. Therefore, the following members have been co-opted as part of decision making with the approval of the Chair:

- i. Chief Architect, DDA
- ii. Commissioner (Planning), DDA
- iii. Chief Legal Advisor, DDA

6. The Committee, along with the co-opted members deliberated in detail upon the queries/suggestions submitted by the prospective bidders and inputs and suggestions (including justification/supporting documents) of the Transaction Adviser/SBICAPS as submitted before the Committee (copy enclosed as **Annexure III**) were also taken into consideration.

VC, DDA FM, DDA PC(LD) C(Plg.) CLA
2 Ch. Arch.

7. The Committee, along with the co-opted members, deliberated upon the aspect of increasing the tenure of license from 33 years to 45 years as requested by some of the prospective bidders as noticed from the written requests submitted by them as a part of the Pre-Bid process.

7.1 The Committee took into consideration the factual input of Transaction Advisor (SBICAPS) that for Warehousing projects a substantial capital expenditure is incurred in revamping the structure of the facility after about 20 years and therefore, the license period of 33 years is not a suitable multiple of every life cycle of the structure of warehousing after substantial capital expenditure. The Committee took note of suggestion of the Transaction Advisor (SBICAPS) that the License Period should be in multiple of about 20 years after discounting the time required for capital works at the outset and after each lifecycle of the structure.

7.2 In this regard, the Committee also took note of two RFPs of CWC, for warehousing, as provided by the Transaction Advisor (SBICAPS) where the license period is about 45 years.

7.3 The Committee also noted that as per the Authority Resolution 05/2025 of 24.05.2025 approving two draft RFPs, the maximum License period for these special projects as approved by the Authority is 55 years.

7.4 In view of the aforesaid, the Committee decided that the License period of the present project for disposal of Warehousing Complex at Sector-36, Rohini, on license basis, be increased from 33 years to 45 years.

8. The Committee, along with the co-opted members, deliberated upon the aspect of increasing the Ground Coverage from 40% to 50% as requested by some of the prospective bidders as noticed from the written requests submitted by them as a part of the Pre-Bid process.

8.1 In this regard, the Committee observed that the Development Control Norms of the extant MPD provides for Ground Coverage (GC) of 30% (which can be increased with the approval of the Competent Authority in terms of the provisions of the MPD 2021) and FAR of 80 with no restriction on height subject to clearance from AAI, Fire Deptt and other statutory bodies in case of Warehouse use. The Committee also noted that as per the risk- based classification in UBBL 2016 the height in case of Warehouse use gets restricted to below 15 metres. Hence the present project of Warehousing has a height restriction of below 15 metres.

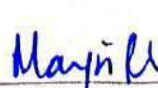
8.2 The aforesaid request for increase in Ground Coverage as received in the pre-bid process was examined holistically by the Committee. It was observed that Wholesale Warehousing is a part of commercial land use categorised under the sub-category C2 in the MPD 2021. Another sub-category C1 (applicable to District Centres/Commercial Centres/Non-hierarchical Commercial Centres) allow for Ground Coverage of 50%. Both C1 and C2 are sub-categories of the general land use Commercial. The present project is of commercial nature envisaging maximum financial gain to DDA. Furthermore, there is an acute paucity of large warehousing complexes in the NCT of Delhi catering to its ever-growing commercial demand in this regard.

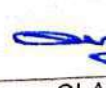
8.3 The Committee also noted that the Transaction Advisor (SBICAPS) has given instances of some States having Ground Coverage of viz. Haryana-60%, Punjab-40-65%, Madhya Pradesh-50%.


VC, DDA


FM, DDA


PC(LD)


C(Pig)

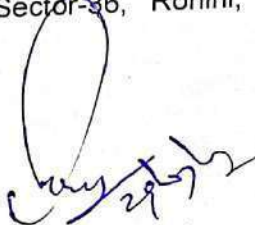

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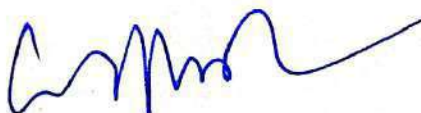

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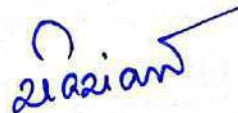
8.4 In view of the above, the Committee decided that the Ground Coverage for the present project for disposal of Warehousing Complex at Sector-36, Rohini, on license basis will be 50% for which approval of the competent authority shall be obtained as per the provisions of the MPD 2021.

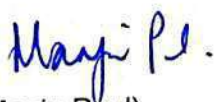
9. Since an increase in the license period and ground coverage will entail a higher annual license fee and change in other financial parameters of the RFP, the Committee took note of these changes as suggested by the TA (**Annexure III**) and decided that these financial parameters shall accordingly be changed.

10. The Committee along with the co-opted members accordingly took decisions in respect of all queries/suggestions submitted by the prospective bidders as contained in **Annexure IV** which shall be uploaded as response to the pre-bid queries/suggestions. The Committee also accordingly decided to carry out some minor changes in the RFP of the project, so as to facilitate a competitive bidding process and successful auction with regard to the said project. Accordingly, the changes to be carried out by way of **corrigendum** to the RFP were decided as at **Annexures V**, for RFP for Warehousing Complex at Sector-36, Rohini. The Committee along with the co-opted members decided that the said changes as at **Annexures V** shall be suitably incorporated and published in corrigendum to the RFP, i.e. for disposal of Warehousing Complex at Sector-36, Rohini, on fixed long-term annual license fee basis.


(Dr. N. Saravana Kumar)
Vice-Chairman, DDA


(Chittaranjan Dash)
Member Finance, DDA


(Ravi Shankar)
Pr. Commissioner (LD)


(Manju Paul)
Commissioner (Planning)


(Manohar Lal)
Chief Legal Advisor, DDA


(Harleen Behl)
Chief Architect, DDA

Annexure-I

Queries from the prospective bidders in Pre-Bid Meeting on 16.07.2025 for Warehousing Complex at Sector-36, Rohini			
Bidder Name	S.No	Clause Reference	Query
CWC	1	2.2.1(b)	Queries/Suggestion: The entities formed under any Act of Govt. of India and/or PSUs may also be considered eligible for participating in the bid. Rationale: CWC is a statutory body incorporated under the Warehousing Corporations Act, 1962, functioning under the administrative control of the Ministry of Consumer Affairs, Food and Public Distribution, Government of India. The organization is the largest public sector entity developing, maintaining and operating more than 700 warehouses complex consisting of more than 92 million sqft warehousing space across the country. Keeping in view the above facts, CWC may be considered eligible for participating in the subject RFP by making suggested changes to Clause 2.2.1(b).
CWC	2	2.2.2 (B)(i)(a)- Technical Capacity	Queries/Suggestion: The entities having developed and owned OR operated, maintained and managed OR developed, operated, maintained and managed One (01) or "Multiple Functional Eligible Projects" with a total project cost ranging from Rs. 98 Crores to Rs. 195 Crores. Rationale: Clause 2.2.2(B)(i)(a), which requires a one or more functional eligible project with project cost between ₹98 crores to ₹195 crores (excluding land cost), may unintentionally restrict participation from capable PSUs such as CWC. While CWC has developed, owned, operated, and maintained multiple logistics and warehousing projects across India, these are typically distributed across regions and not concentrated into a single large project, even though the cumulative project value far exceeds the threshold. We wish to bring to your kind attention that NHLML emphasizes financial capacity and net worth of the bidder as the primary technical criterion for qualification, without mandating a single large-sized project. In light of these practical precedents and keeping in view the nature of warehousing sector development—often executed through distributed, multi-site investments—we request that DDA consider permitting eligibility based on multiple functional projects and allow inclusion of land cost, particularly for government agencies who have acquired land from internal resources.

CWC	3	1.1.2 (c), Sl. No. vi: Licence Period	Queries/Suggestion: license period of 45 years (including construction period). Rationale: It is submitted that this duration may not be sufficient to ensure financial viability and long-term return on investment, particularly in a capital-intensive infrastructure project such as this, which involves high upfront development costs and a gradual revenue ramp-up during initial years. It is submitted that a minimum license period of 45 years would be more appropriate and aligned with prevailing PPP practices in logistics infrastructure. For instance, CWC, CONCOR and NHLML, in its recent DBFOT-based monetization model, has adopted a 45-year concession period, acknowledging the sector's need for a longer amortization horizon. A 45-year tenure allows for phased development, improves bankability of the project, and makes it more attractive to institutional investors and operators who seek long-term stability and returns. In view of the above, we request DDA to kindly consider amending Clause 1.1.2(c) and extending the license period to a minimum of 45 years, thereby enhancing the project's attractiveness, competitiveness, and alignment with national logistics infrastructure development standards.
AKNB Infracon Pvt. Ltd.	4	—	Since the total land bank of 23.16 Acre is divided into 2 parts i.e. A and B, So the FAR can be managed collectively on 23.16 or it has to be done separately for part A and B?
AKNB Infracon Pvt. Ltd.	5	—	We have been in warehouse construction work for the past 40 years and have worked pan India, some leading MNCs are our tenants. This is regarding the Technical capacity, since every construction firm has their own cost in constructing the same warehouse, how can the technical capacity be presented by a firm who has developed more than 50 warehouses (few of them are single shed of 8 Lakhs sqft) but with a lesser cost project than 195cr, 146cr or 98cr.
AKNB Infracon Pvt. Ltd.	6	—	During the online session, DDA representative said that 25% of the total built-up area can be used for commercial purposes. Kindly give some clarity on the same as what all commercial activities can be done on the premises.
AKNB Infracon Pvt. Ltd.	7	—	Also, clarity on the Security bid amount which is of Rs. 8.55 cr is required, is this amount refundable, if yes, then by what time or will it be adjusted during the license fee payment.
AKNB Infracon Pvt. Ltd.	8	—	Also, kindly provide with 2D dimensions of the site area for both the land parcels as the dimensions provided in the auction document are not visible.
OM Logistics Ltd	9	—	Please mention List of Permissions needed to carry out construction of land, How to Obtain Permission of Building Plan /NOC from NH access / Pollution/ Forest / Environment etc (Who will obtain, bear approval cost and liaison expense). Or if any other approval required please mention.
OM Logistics Ltd	10	—	Ground Coverage mentioned in RFP is very less as per the industry standards, it should be increased. As per Haryana DTCP ground coverage is 60% from warehousing.
OM Logistics Ltd	11	—	Please mention List of Activities allowed and statement of FAR and ground coverage accordingly?

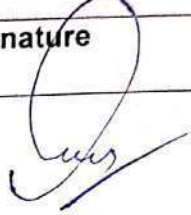
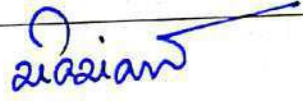
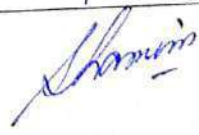
OM Logistics Ltd	12	–	Escalation from 5 th Year Onwards 5% every year and 10 th Year onwards 7% every year till 33 th Year
OM Logistics Ltd	13	–	Any other expense which is to be given to government.
OM Logistics Ltd	14	–	Registered rent agreement - who will bear the expenses of registration?
OM Logistics Ltd	15	–	Can we use Open area for Storage ?
OM Logistics Ltd	16	–	The rent expectation of DDA amounting 17,40,00,000/- Reserve price is very high, should be reduced (rentals of warehouses in nearby vicinity is 20-25/sq ft?)
OM Logistics Ltd	17	–	Why Upfront fees, will it be adjusted in future payments or it will be a kind of security
OM Logistics Ltd	18	–	Bid Security will be adjusted in which future payments?
Horizon Industrial Parks	19	–	With reference to the captioned RFP, we request you to kindly share the following details to enable further evaluation: • AutoCAD drawings of the plots • Geotechnical investigation report
Pragati Warehousing	20	1.1.2 (Point 6 in the table) of RFP	Minimum 45 years (in line with Leave and License Agreement done by CWC is for 45 years and whereas DMRC has given for 50 years).
Pragati Warehousing	21	2.2.2 (A) of RFP	FDI investment should be allowed on call basis as the FDI investment come post confirmation and before signing of the lease deed. Self-declaration, agreement with FDI for the commitment of the funds should be considered for financial capacity
Pragati Warehousing	22	Clause 18.3.2, Annexure 1 Sub Clause B of License Deed	1. Rent free period should be fixed (36 months), should not be disincentivised for earlier construction completion. 2. What will happen in case of partial completion within SCOD? Will the ALF be charged on complete area or only for the completed area?
Pragati Warehousing	23	Appendix X – Pg. 105	As per NBC, building bye laws of UP, Haryana, Maharashtra, Rajasthan, etc. allows ground coverage of more than 60%. Requesting to allow on similar lines.
Pragati Warehousing	24	–	1. The licensee is allowed to lease the premises, and the lessee can further sub lease and should be allowed till 3 sub levels. 2. Once the authority gives us leave and license, will it automatically means that we can sub lease and the Sub-Lessee can further sub lease.
Pragati Warehousing	25	Clause 2.2.5 of RFP	As a FDI, the capital is called at the time of intimation of signing of license deed at that time the capital structure gets realigned post that it will remain same. However, the change in capital structure should be allowed from 3 rd year onwards.
Pragati Warehousing	26	Annexure C – Clause 1 part C	It should include wholesale retail cash and carry.

Annexure-II

DELHI DEVELOPMENT AUTHORITY
SPECIAL LICENSE PROPERTY CELL

ATTENDANCE SHEET

Subject: Meeting dated 29.07.2025 at 02:00 PM of the Committee under the chairmanship of VC, DDA with FM, DDA and PC (LD) as its members, formed vide Authority Resolution Item No. 05/2025 dated 24.04.2025, in respect of RFP Pre-Bid meeting held on 16.07.2025 for disposal of Warehousing Complex at Sector-36, Rohini on license basis.

S.No.	Name of the Officer	Designation	Signature
1.	Dr. N. Saravana Kumar	Vice-Chairman	
2.	Sh. Chittaranjan Dash	Member Finance	
3.	Sh. Ravi Shankar	Pr. Commissioner (LD)	
4.	Sh. Manju Paul	Commissioner (Planning)	
5.	Sh. Manohar Lal	Chief Legal Advisor	
6.	Sh. Harleen Behl	Chief Architect	
7.	SHANIM AKHTER	VP, SBICAPS	
8.			

Auctio

Inputs and suggestions of the Transaction Advisor in respect of the queries/suggestions submitted by the prospective bidders in the Pre-Bid for Development of a Warehouse Complex at Sector 36, Rohini, New Delhi on license basis

Annexure - III

Queries Raised by Prospective Bidder # 1 - Central Warehousing Corporation		
Sl. No.	Query	Suggestions of TA along with Justifications
1	Clause 2.2.1(b): The entities formed under any Act of Govt. of India and/or PSUs may also be considered eligible for participating in the bid. Rationale: CWC is a statutory body incorporated under the Warehousing Corporations Act, 1962, functioning under the administrative control of the Ministry of Consumer Affairs, Food and Public Distribution, Government of India. The organization is the largest public sector entity developing, maintaining and operating more than 700 warehouses complex consisting of more than 92 million sqft warehousing space across the country. Keeping in view the above facts, CWC may be considered eligible for participating in the subject RFP by making suggested changes to Clause 2.2.1(b).	CWC's request can be accepted and the eligibility conditions of the RFP (in terms of types of bidders) may be expanded at the request of CWC to allow "any corporation, government company (as defined under the Companies Act, 2013) or body corporate incorporated or organized under a statute other than the Companies Act, 2013 or its predecessors) under the control of the Government of India or the State Government" to participate in this RFP. CWC is a statutory body (incorporated under the Warehousing Corporations Act, 1962) and is a public sector entity developing, maintaining and operating a large number of warehouses across the country. This expansion of eligible types of bidders expected to allow for wider participation and more competition in the RFP process. CWCs own RFP documents follow the same benchmark for calculating project cost of eligible projects i.e. 1 Project with project cost equivalent to 80% of the project cost or 2 Projects with project cost equivalent to 60% of the project cost or 3 Projects with project cost equivalent to 40% of the project cost.
2	2.2.2 (B)(i)(a)-Technical Capacity: The entities having developed and owned OR operated, maintained and managed OR developed, operated, maintained and managed One (01) or "Multiple Functional Eligible Projects" with a total project cost ranging from Rs. 98 Crores to Rs. 195 Crores.	

Date: July 24, 2025


Shamin Akhter
Vice President - SBICAPS


Kunal Mahajan
Asst. Vice President - SBICAPS

Queries Raised by Prospective Bidder # 1 - Central Warehousing Corporation

Sl. No.	Query	Suggestions of TA along with Justifications
	Rationale: Clause 2.2.2(B)(i)(a), which requires a one or more functional eligible project with project cost between ₹98 crores to ₹195 crores (excluding land cost), may unintentionally restrict participation from capable PSUs such as CWC. While CWC has developed, owned, operated, and maintained multiple logistics and warehousing projects across India, these are typically distributed across regions and not concentrated into a single large project, even though the cumulative project value far exceeds the threshold. We wish to bring to your kind attention that NHLML emphasizes financial capacity and net worth of the bidder as the primary technical criterion for qualification, without mandating a single large-sized project. In light of these practical precedents and keeping in view the nature of warehousing sector development—often executed through distributed, multi-site investments—we request that DDA consider permitting eligibility based on multiple functional projects and allow inclusion of land cost, particularly for government agencies who have acquired land from internal resources.	Further, the similar structure has been recommended for evaluating technical eligibility of bidders under the Manual for Procurement of Works [Clause 3.3.6 (iii) (b)] as published by Ministry of Finance, Government of India. However, in case the Ground Coverage and Licence Period is amended, the impact of the same has to be taken into account while calculating the Technical Capacity of eligible bidders.
3	1.1.2 (c), Sl. No. vi: Licence Period: License period of 45 years (including construction period). Rationale: It is submitted that this duration may not be sufficient to ensure financial viability and long-term return on investment, particularly in a capital-intensive infrastructure project such as this, which involves high upfront development costs and a gradual revenue ramp-up during initial years. It is submitted that a minimum license period of 45 years would be more appropriate and aligned with prevailing PPP practices in logistics infrastructure. For instance, CWC, CONCOR and NHLML, in its recent DBFOT-based monetization model, has adopted a 45-year concession period, acknowledging the sector's need for a longer amortization horizon. A 45-year	For warehousing projects, significant capital expenditure is incurred in revamping the structure of the facility after about 20 years (one life cycle) and therefore, the licensee may not be very keen to invest a significant capital in revamping the structure when the total remaining licence period is only 13 years, given that at least 1 - 2 years of the remaining licence period may be required for revamping of the old structures. A licence period factoring in the initial construction timeframe, the first 20-year lifecycle, the time taken to revamp after one life cycle and the second 20-year life

Date: July 24, 2025


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Queries Raised by Prospective Bidder #1 - Central Warehousing Corporation		
Sl. No.	Query	Suggestions of TA along with Justifications
	tenure allows for phased development, improves bankability of the project, and makes it more attractive to institutional investors and operators who seek long term stability and returns. In view of the above, we request DDA to kindly consider amending Clause 1.1.2(c) and extending the license period to a minimum of 45 years, thereby enhancing the project's attractiveness, competitiveness, and alignment with national logistics infrastructure development standards	cycle may be agreed to for generating wider participation in the RFP. Central Warehousing Corporation allows for a licence period of 45 years for warehousing projects. Two sample RFPs of CWC are enclosed for reference. Accordingly, the License Period may be amended to 45 years, and the project financials may be revised accordingly and a corrigendum may be published for the same.

Date: July 24, 2025

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VC, DDA

FM, DDA

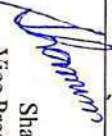
PC(LD)

C(Pig)

Queries Raised by Prospective Bidder # 2 - AKNB Infracore

Sl. No.	Query	Suggestions of TA along with Justifications
1	Since the total land bank of 23.16 Acre is divided into 2 parts i.e. A and B, So the FAR can be managed collectively on 23.16 or it has to be done separately for part A and B?	As discussed with DDA it is understood that the two land parcels cannot be treated as one unified land parcel and bidders will have to plan their bids considering that the FAR, Ground Coverage and set back norms are to be considered separately for both land parts A and B.
2	We have been in warehouse construction work for the past 40 years and have worked pan India, some leading MNCs are our tenants. This is regarding the Technical capacity, since every construction firm has their own cost in constructing the same warehouse, how can the technical capacity be presented by a firm who has developed more than 50 warehouses (few of them are single shed of 8 Lakhs sqft) but with a lesser cost project than 195cr, 146cr or 98cr.	Comparable RFPs published by CWC own RFP documents follow the same benchmark for calculating project cost of eligible projects i.e. 1 Project with project cost equivalent to 80% of the project cost or 2 Projects with project cost equivalent to 60% of the project cost or 3 Projects with project cost equivalent to 40% of the project cost. Further, the similar structure has been recommended for evaluating technical eligibility of bidders under the Manual for Procurement of Works [Clause 3.3.6 (iii) (b)] as published by Ministry of Finance, Government of India. However, in case the Ground Coverage and Licence Period is amended, the impact of the same has to be taken into account while calculating the Technical Capacity of eligible bidders.

Date: July 24, 2025


Shamim Akhter
Vice President - SBICAPS


Kunal Mahajan
Asst. Vice President - SBICAPS

Sl. No.	Query	Suggestions of TA along with Justifications
3	During the online session, DDA representative said that 25% of the total built-up area can be used for commercial purposes. Kindly give some clarity on the same as what all commercial activities can be done on the premises.	In the RFP, it has already been mentioned that the extant provision of MPD will have to be followed.
4	Also, clarity on the Security bid amount which is of Rs. 8.55 cr is required, is this amount refundable, if yes, then by what time or will it be adjusted during the license fee payment.	The RFP clearly stipulates that the bid security amount is refundable subject to the provisions of the RFP.
5	Also, kindly provide with 2D dimensions of the site area for both the land parcels as the dimensions provided in the auction document are not visible.	The detailed plot layout may be provided to the bidder to help them in undertaking the required due diligence for preparing their bids.

Date: July 24, 2025



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Queries Raised by Prospective Bidder # 3 - OM Logistics

Sl. No.	Query	Suggestions of TA along with Justifications
1	Please mention List of Permissions needed to carry out construction of land, How to Obtain Permission of Building Plan /NOC from NH access / Pollution/ Forest / Environment etc (Who will obtain, bear approval cost and liaison expense). Or if any other approval required, please mention.	The indicative list of consents/ permits/ licenses required to be obtained is provided under Annexure C of the Schedule I of The License Deed. Further, Schedule I of The License Deed forms part of the RFP which is available to all the bidders.
2	Ground Coverage mentioned in rfp is very less as per the industry standards, it should be increased. As per Haryana DTCP ground coverage is 60% for warehousing.	The extant MPD provides for Ground Coverage (GC) of 30% and FAR of 80 with no restriction on height subject to clearance from AAI, Fire Department and other statutory bodies in case of Warehouse use. As per the risk- based classification in UBBL 2016 the height in case of Warehouse use gets restricted to below 15 metres. Hence the present project of Warehousing has a height restriction of below 15 metres. There is an acute paucity of large warehousing complexes in the NCT of Delhi catering to its ever-growing commercial demand in this regard. Wholesale Warehousing is a part of commercial land use categorised under the sub-category C2 as per MPD 2021. Another sub-category C1 (applicable to District Centres/ Commercial Centres/ Non-hierarchical Commercial Centres) allow for Ground Coverage of 50%. Both C1 and C2 are sub-categories of the general land use Commercial.

Date: July 24, 2025


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Queries Raised by Prospective Bidder # 3 - OM Logistics

Sl. No.	Query	Suggestions of TA along with Justifications
3	Please mention List of Activities allowed and statement of FAR and ground coverage accordingly?	Allowing a higher Ground Coverage improves the commercial viability of the project (by allowing building more at the ground level and thus reducing construction and operational costs), helps in better utilization of the allowable FAR which in turn is expected to lead to better revenue generation for DDA. Further it may be noted that in certain States, higher ground coverage is allowed for warehousing projects e.g. - Haryana - 60% - Punjab - 40-65% - Madhya Pradesh - 50% Given that currently a Ground Coverage of 40% is being allowed under this RFP, DDA may consider further increasing the Ground Coverage to at least 50% to generate wider participation in the RFP and bring it in parity with the norms being followed in neighbouring competitor states. However, in case the Ground Coverage the impact of the same has to be taken into account while calculating the Technical Capacity of eligible bidders and also project financials in the RFP. The list of activities allowed is provided under Annexure C of the Schedule I of The License Deed.

Date: July 24, 2025


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Queries Raised by Prospective Bidder # 3 - OM Logistics	
Sl. No.	Query
Suggestions of TA along with Justifications	
4	Escalation from 5th Year Onwards 5% every year and 10th Year onwards 7% every year till 33rd Year
5	Any other expense which is to be given to government.
6	Registered rent agreement - who will bear the expenses of registration?
7	Can we use Open area for Storage?
8	The rent expectation of DDA amounting 17,40,00,000/- Reserve price is very high, should be reduced (rentals of warehouses in nearby vicinity is 20-25/sq ft?)
9	Why Upfront fees, will it be adjusted in future payments or it will be a kind of security

Further, Schedule I of The License Deed forms part of the RFP which is available to all the bidders.

No change to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.

All expenses as per applicable laws and regulations will have to be borne by the Licensee.

All the statutory clearances/ permits/ approvals will have to be obtained by the Successful Bidder / Licensee from the concerned authorities. The licensee will have to bear the cost of all such statutory clearances/ permits/ approvals.

The Successful Bidder / Licensee will pay the registration expenses as per the extant laws for Stamp Duty.

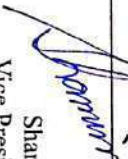
The list of activities allowed is provided under Annexure C of the Schedule I of The License Deed.

Further, Schedule I of The License Deed forms part of the RFP which is available to all the bidders.

In case the Licence Period and Ground Coverage are revised, the impact of the same on the project financials has to be taken into consideration.

The RFP clearly stipulates that the upfront fee is a non-refundable one-time payment, payable via three annual instalments (Rs. 3.55 Crore, Rs. 2 Crore and Rs. 2 Crore)

Date: July 24, 2025

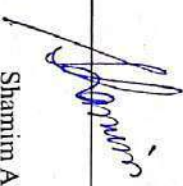

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Queries Raised by Prospective Bidder # 3 - OM Logistics		
Sl. No.	Query	Suggestions of TA along with Justifications
10	Bid Security will be adjusted in which future payments?	The RFP clearly stipulates that the bid security amount is refundable subject to the provisions of the RFP.

Queries Raised by Prospective Bidder # 4 - Horizon Industrial Parks		
Sl. No.	Query	Suggestions of TA along with Justifications
1	With reference to the captioned RFP, we request you to kindly share the following details to enable further evaluation: • AutoCAD drawings of the plots • Geotechnical investigation report	The AutoCAD drawings may be provided to the bidder to help them in undertaking the required due diligence for preparing their bids. As discussed with DDA it is understood that there is no geotechnical investigation report available with DDA.

Date: July 24, 2025


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Sl. No.	Query	Suggestions of TA along with Justifications
1	1.1.2 (Point 6 in the table) of RFP: Minimum 45 years (in line with Leave and License Agreement done by CWC is for 45 years and whereas DMRC has given for 50 years).	For warehousing projects, significant capital expenditure is incurred in revamping the structure of the facility after about 20 years (one life cycle) and therefore, the licensee may not be very keen to invest a significant capital in revamping the structure when the total remaining licence period is only 13 years, given that at least 1 - 2 years of the remaining licence period may be required for revamping of the old structures. A licence period factoring in the initial construction timeframe, the first 20-year lifecycle, the time taken to revamp after one life cycle and the second 20-year life cycle may be agreed to for generating wider participation in the RFP. Central Warehousing Corporation allows for a licence period of 45 years for warehousing projects. Two sample RFPs of CWC are enclosed for reference. Accordingly, the Licence Period may be amended to 45 years, and the project financials may be revised accordingly and a corrigendum may be published for the same.
2	2.2.2 (A) of RFP: FDI investment should be allowed on call basis as the FDI investment come post confirmation and before signing of the lease deed. Self-declaration,	Bidders may be requested to refer to the extant FDI policies.

Date: July 24, 2025


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Date: July 24, 2025

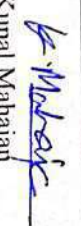

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Queries Raised by Prospective Bidder # 5 - Pragati Warehousing		
Sl. No.	Query	Suggestions of TA along with Justifications
3	agreement with FDI for the commitment of the funds should be considered for financial capacity Clause 18.3.2, Annexure 1 Sub Clause B of License Deed: 1. Rent free period should be fixed (36 months), should not be disincentivised for earlier construction completion. 2. What will happen in case of partial completion within SCOD? Will the ALF be charged on complete area or only for the completed area?	Incentive for early completion is already provided for. Currently a standard construction timeframe of 24 months is being provided. This is subject to extensions (maximum of 12 months) including delays due to GRAP orders (as defined in the definition of Project SCOD in Annexure A (Definitions) of the Licence Deed [page 56]). Licence Fee is only payable from Project SCOD irrespective of when actual completion occurs (whether partial or full). The extant MPD provides for Ground Coverage (GC) of 30% and FAR of 80 with no restriction on height subject to clearance from AA1, Fire Department and other statutory bodies in case of Warehouse use. As per the risk-based classification in UBBL 2016 the height in case of Warehouse use gets restricted to below 15 metres. Hence the present project of Warehousing has a height restriction of below 15 metres. There is an acute paucity of large warehousing complexes in the NCT of Delhi catering to its ever-growing commercial demand in this regard. Wholesale Warehousing is a part of commercial land use categorised under the sub-category C2 as per MPD 2021.
4	Appendix X - Pg. 105: As per NBC, building bye laws of UP, Haryana, Maharashtra, Rajasthan, etc. allows ground coverage of more than 60%. Requesting to allow on similar lines.	

Date: July 24, 2025


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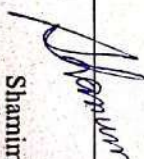

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No.	Query	Suggestions of TA along with Justifications
		Another sub-category C1 (applicable to District Centres/ Commercial Centres/ Non-hierarchical Commercial Centres) allow for Ground Coverage of 50%. Both C1 and C2 are sub-categories of the general land use Commercial. Allowing a higher Ground Coverage improves the commercial viability of the project (by allowing building more at the ground level and thus reducing construction and operational costs), helps in better utilization of the allowable FAR which in turn is expected to lead to better revenue generation for DDA. Further it may be noted that in certain States, higher ground coverage is allowed for warehousing projects e.g. - Haryana - 60% - Punjab - 40-65% - Madhya Pradesh - 50% Given that currently a Ground Coverage of 40% is being allowed under this RFP, DDA may consider further increasing the Ground Coverage to at least 50% to generate wider participation in the RFP and bring it in parity with the norms being followed in neighbouring competitor states.

Queries Raised by Prospective Bidder # 5 - Pragati Warehousing

Sl. No.	Query	Suggestions of TA along with Justifications
5	1. The licensee is allowed to lease the premises, and the lessee can further sub lease and should be allowed till 3 sub levels. 2. Once the authority gives us leave and license, will it automatically mean that we can sub lease, and the Sub-Lessee can further sub lease.	However, in case the Ground Coverage the impact of the same has to be taken into account while calculating the Technical Capacity of eligible bidders and also project financials in the RFP. The RFP clearly stipulates that sub licencing is allowed.
6	Clause 2.2.5 of RFP: As a FDI, the capital is called at the time of intimation of signing of license deed at that time the capital structure gets realigned post that it will remain same. However, the change in capital structure should be allowed from 3rd year onwards.	Change of ownership provisions have been covered under Article 5.3 of the Schedule I of The License Deed and under Clause 2.2.4 (ii) (e) of the RFP.
7	Annexure C - Clause 1 part C: It should include wholesale retail cash and carry.	The list of activities allowed is provided under Annexure C of the Schedule I of The License Deed. Further, Schedule I of The License Deed forms part of the RFP which is available to all the bidders.

Date: July 24, 2025


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 Vice President - SBICAPS


 Kunal Mahajan
 Asst. Vice President - SBICAPS

Impact of Change in Ground Coverage and License Period on Project Financials

Particulars	Existing in the RFP	Proposed	Rationale
License Period	33 Years	45 Years	Increased from 33 Years to 45 years based on the representation received from various bidders in writing during the pre-bid conference and based on the RFPs floated by Central Warehousing Corporation.
Ground Coverage	40%	50%	Increased from 40% to 50% based on the representation received from various bidders in writing during the pre-bid conference.
FAR	80	80	Ground Coverage being allowed by neighbouring states (Haryana - 60%, Madhya Pradesh - 50%, Punjab - 40% to 65%) No Change
Estimated Development Cost (Rs. Crore) [A]	236.50	215.50	There is a reduction in the estimated development cost as with the higher ground coverage we estimate that the licensee will build more at the ground level and less on the higher levels to consume the available FAR.
Upfront Fee (Rs. Crore) [B]	7.55	7.55	No Change. This upfront fee (plus applicable taxes) is payable in 3 annual instalments (Rs. 3.55 Crore, Rs. 2 Crore and Rs. 2 Crore)
Project Cost (Rs. Crore) [C = A+B]	244	223	SBI CAPS Success Fee of Rs. 1.55 Crore (plus applicable taxes) will be paid out of the first instalment of the Upfront Fee. There is a reduction in the Project Cost as with the higher ground coverage we estimate that the licensee will build more at the ground level and less on the higher levels to consume the available FAR.
Bid Security (Rs. Crore)	8.55	7.81	Due to the reduction in Project Cost, the Bid Security (calculated as 3.5% of the Project Cost) will also reduce

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K. Mahari
KUNAL MATHIASAN
AVR - SBICAPS

Particulars	Existing in the RFP	Proposed	Rationale
Project IRR	~ 15.5%	~ 15.5%	No Change
ALF (Rs. Crore)	17.4	20.20	There is an increase in the ALF as the estimated project cost has reduced, and the license period has also increased and thus the bidder can pay a higher licence fee to DDA to maintain the same level of IRR of around 15.5%
Financial Eligibility - As per Clause 2.2.2 (A) of the RFP			
Net Worth (Rs. Crore)	61.00	56.00	Due to the reduction in Project Cost, the Net Worth (calculated as 25% of the Project Cost) will also reduce
Technical Eligibility - Project Cost of Each Functional Eligible Projects (As per Clause 2.2.2 (B) of the RFP)			
Option A - Bidder qualifies via 1 Functional Eligible Project (Rs. Crore)	195	178	Calculated at 80% of the estimated project cost. The amount is being revised as the estimated project cost has reduced.
Option B - Bidder qualifies via 2 Functional Eligible Projects (Rs. Crore)	146	134	Calculated at 60% of the estimated project cost. The amount is being revised as the estimated project cost has reduced.
Option C - Bidder qualifies via 3 Functional Eligible Projects (Rs. Crore)	98	89	Calculated at 40% of the estimated project cost. The amount is being revised as the estimated project cost has reduced.

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K. Mahesh
KUNAL MAHASAN
VP - SBICAPS

DDA FM, DDA PC (LD) C/Pg CLA Ch. Arch.

Annexure - IV

Responses to Queries raised by Potential Bidders

on

Request for Proposal

For

Auction of license rights for a DDA land parcel located in Sector 36, Rohini

For

Development of a Warehouse Complex

Published by

Delhi Development Authority on July 02, 2025

[RFP No: DDA/LD/SLPC/Spl. Project RFP/ 2025/03]

VC, DDA

FM, DDA

PC(LD)

C(Pig)

CLA

Ch. Arch.

Query	Response
1 Clause 2.2.1(b): The entities formed under any Act of Govt. of India and/or PSUs may also be considered eligible for participating in the bid. Rationale: We are a statutory body and the largest public sector entity developing, maintaining and operating more than 700 warehouses complex consisting of more than 92 million sqft warehousing space across the country. Keeping in view the above facts, We may be considered eligible for participating in the subject RFP by making suggested changes to Clause 2.2.1(b).	Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.
2 2.2.2 (B)(i)(a)-Technical Capacity: The entities having developed and owned OR operated, maintained and managed OR developed, operated, maintained and managed One (01) or "Multiple Functional Eligible Projects" with a total project cost ranging from Rs. 98 Crores to Rs. 195 Crores. Rationale: Clause 2.2.2(B)(i)(a), which requires a one or more functional eligible project with project cost between ₹98 crores to ₹195 crores (excluding land cost), may unintentionally restrict participation from capable PSUs such as us. While we have developed, owned, operated, and maintained multiple logistics and warehousing projects across India, these are typically distributed across regions and not concentrated into a single large project, even though the cumulative project value far exceeds the threshold. We wish to bring to your kind attention that NHLML emphasizes financial capacity and net worth of the bidder as the primary technical criterion for qualification, without mandating a single large-sized project. In light of these practical precedents and keeping in view the nature of warehousing sector development—often executed through distributed, multi-site investments—we request that DDA consider permitting eligibility based on multiple functional projects and allow inclusion of land cost, particularly for government agencies who have acquired land from internal resources.	Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.

VC, DDA

FM, DDA

PC(LD)

C(Pig)

CLA

Ch. Arch.

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Queries Raised by Prospective Bidder # 1		
Sl. No.	Query	Response
3	1.1.2 (c), Sl. No. vi: Licence Period: License period of 45 years (including construction period). Rationale: It is submitted that this duration may not be sufficient to ensure financial viability and long-term return on investment, particularly in a capital-intensive infrastructure project such as this, which involves high upfront development costs and a gradual revenue ramp-up during initial years. It is submitted that a minimum license period of 45 years would be more appropriate and aligned with prevailing PPP practices in logistics infrastructure. For instance, CWC, CONCOR and NHML, in its recent DBFOT-based monetization model, has adopted a 45-year concession period, acknowledging the sector's need for a longer amortization horizon. A 45-year tenure allows for phased development, improves bankability of the project, and makes it more attractive to institutional investors and operators who seek long term stability and returns. In view of the above, we request DDA to kindly consider amending Clause 1.1.2(c) and extending the license period to a minimum of 45 years, thereby enhancing the project's attractiveness, competitiveness, and alignment with national logistics infrastructure development standards	The License Period has been amended to 45 Years. Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.

VC, DDA

FM, DDA

PC(LD)

C(Fig.)

CLA

Ch. Arch.

Queries Raised by Prospective Bidder # 2

Sl. No.	Query	Response
1	Since the total land bank of 23.16 Acre is divided into 2 parts i.e. A and B, So the FAR can be managed collectively on 23.16 or it has to be done separately for part A and B?	Bidders are requested to note that FAR is to be considered separately for both land parts A and B.
2	We have been in warehouse construction work for the past 40 years and have worked pan India, some leading MNCs are our tenants. This is regarding the Technical capacity, since every construction firm has their own cost in constructing the same warehouse, how can the technical capacity be presented by a firm who has developed more than 50 warehouses (few of them are single shed of 8 Lakhs sqft) but with a lesser cost project than 195cr, 146cr or 98cr.	Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.
3	During the online session, DDA representative said that 25% of the total built-up area can be used for commercial purposes. Kindly give some clarity on the same as what all commercial activities can be done on the premises.	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
4	Also, clarity on the Security bid amount which is of Rs. 8.55 cr. is required, is this amount refundable, if yes, then by what time or will it be adjusted during the license fee payment.	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
5	Also, kindly provide with 2D dimensions of the site area for both the land parcels as the dimensions provided in the auction document are not visible.	Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.

27

VC, DDA

FM, DDA

PC(LD)

C(Pig.)

CLA

Ch. Arch.

Queries Raised by Prospective Bidder # 3

Sl. No.	Query	Response
1	Please mention List of Permissions needed to carry out construction of land, How to Obtain Permission of Building Plan / NOC from NH access / Pollution/ Forest / Environment etc. (Who will obtain, bear approval cost and liaison expense). Or if any other approval required, please mention.	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi for the indicative list of consents/ permits/ licenses required to be obtained.
2	Ground Coverage mentioned in rfp is very less as per the industry standards, it should be increased. As per Haryana DTCP ground coverage is 60% for warehousing.	All the statutory clearances/ permits/ approvals will have to be obtained by the Successful Bidder / Licensee from the concerned authorities. The Ground Coverage has been amended to 50%. Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.
3	Please mention List of Activities allowed and statement of FAR and ground coverage accordingly?	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
4	Escalation from 5th Year Onwards 5% every year and 10th Year onwards 7% every year till 33rd Year	No change to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
5	Any other expense which is to be given to government.	All expenses as per applicable laws and regulations will have to be borne by the Licensee.
		All the statutory clearances/ permits/ approvals will have to be obtained by

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Queries Raised by Prospective Bidder # 3	
SL. No.	Query
	Response
6	Registered rent agreement - who will bear the expenses of registration?
7	Can we use Open area for Storage?
8	The rent expectation of DDA amounting 17,40,00,000/- Reserve price is very high, should be reduced (rentals of warehouses in nearby vicinity is 20-25/sq ft)?
9	Why Upfront fees, will it be adjusted in future payments or it will be a kind of security
10	Bid Security will be adjusted in which future payments?

the Successful Bidder /Licensee from the concerned authorities. The licensee will have to bear the cost of all such statutory clearances/ permits/ approvals.

The Successful Bidder /Licensee will pay the registration expenses as per the extant laws for Stamp Duty.

Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.

Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.

Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.

Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.

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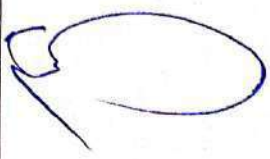
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Sl. No.	Query	Response
1	With reference to the captioned RFP, we request you to kindly share the following details to enable further evaluation: • AutoCAD drawings of the plots • Geotechnical investigation report	For the AutoCAD drawings, please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi. There is no geotechnical investigation report available for the site.

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Queries Raised by Prospective Bidder # 5		
Sl. No.	Query	Response
1	1.1.2 (Point 6 in the table) of RFP: Minimum 45 years (in line with Leave and License Agreement done by CWC is for 45 years and whereas DMRC has given for 50 years).	The License Period has been amended to 45 Years. Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi
2	2.2.2 (A) of RFP: FDI investment should be allowed on call basis as the FDI investment come post confirmation and before signing of the lease deed. Self-declaration, agreement with FDI for the commitment of the funds should be considered for financial capacity	No change in the RFP for land parcel located in "Sector 36, Rohini", New Delhi. Bidders are requested to refer to the extant FDI policies.
3	Clause 18.3.2, Annexure 1 Sub Clause B of License Deed: 1. Rent free period should be fixed (36 months), should not be disincentivised for earlier construction completion. 2. What will happen in case of partial completion within SCOD? Will the ALF be charged on complete area or only for the completed area?	No change in the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
4	Appendix X - Pg. 105: As per NBC, building bye laws of UP, Haryana, Maharashtra, Rajasthan, etc. allows ground coverage of more than 60%. Requesting to allow on similar lines.	The Ground Coverage has been amended to 50%. Please refer to the Corrigenda published for RFP for land parcel located in "Sector 36, Rohini", New Delhi.
5	1. The licensee is allowed to lease the premises, and the lessee can further sub lease and should be allowed till 3 sub levels. 2. Once the authority gives us leave and license, will it automatically mean that we can sub lease, and the Sub-Lessee can further sub lease.	No change in the RFP for land parcel located in "Sector 36, Rohini", New Delhi.

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Queries Raised by Prospective Bidder # 5	
Sl. No.	Query
6	Clause 2.2.5 of RFP: As a FDI, the capital is called at the time of intimation of signing of license deed at that time the capital structure gets realigned post that it will remain same. However, the change in capital structure should be allowed from 3rd year onwards.
7	Annexure C - Clause 1 part C: It should include wholesale retail cash and carry.
Response	
	No change in the RFP for land parcel located in "Sector 36, Rohini", New Delhi.
	Please refer to the RFP for land parcel located in "Sector 36, Rohini", New Delhi.

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Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No. PC/Spl. Project RFP/2025/03 dated July 02, 2025]

Annexure - V

The amendments mentioned in this Corrigendum shall be applicable to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex dated July 02, 2025 issued by DDA:

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
1.	Clause 1.1.2 (vi) of the RFP	Licence Period - 33 (Thirty-three) years from the Appointed Date	Licence Period - 45 (Forty five) years from the Appointed Date 33
2.	Clause 1.1.2 (ix) of the RFP	Bid Security - Rs. 8.55,00,000/- (Rupees Eight Crores Fifty Five lakhs Only)	Bid Security - Rs. 7.81,00,000/- (Rupees Seven Crores Eighty One lakhs only)
3.	Clause 1.1.2 (xi) of the RFP	Annual Licence Fee - An amount as determined based on the highest bid received at the end of the Auction Process which has been accepted by the Authority plus applicable Goods and Service Tax (GST). The reserve price for the Auction Process has been set at Rs. 17,40,00,000 (Rupees Seventeen Crores Forty Lakhs only) per annum.	Annual Licence Fee - An amount as determined based on the highest bid received at the end of the Auction Process which has been accepted by the Authority plus applicable Goods and Service Tax (GST). The reserve price for the Auction Process has been set at Rs. 20,20,00,000 (Rupees Twenty Crores Twenty Lakhs only) per annum.
4.	Clause 1.2.6 of the RFP	Prior to participation in the Bidding Process, the Bidder shall pay to the Authority, a non-refundable sum of Rs. 25,000 (Rupees Twenty Five Thousand) plus applicable Goods and Service Tax (GST) (as per the applicable GST rate) in the 'e-payment' link available on www.DDA.a2procure.com as the cost of the Bidding Process (the "Bid Processing Fee"). The Bidder shall submit a proof of payment confirmation of the non-refundable Bid Processing Fee along with the Technical Bid. The Bidders would be required to furnish all the information specified in under the Bidding Documents. The Bid shall be valid for a period of not less than 270 (two hundred and seventy) days from the Bid Due Date.	Prior to participation in the Bidding Process, the Bidder shall pay to the Authority, a non-refundable sum of Rs. 25,000 (Rupees Twenty Five Thousand) plus applicable Goods and Service Tax (GST) (as per the applicable GST rate) in the 'e-payment' link available on https://ddaland.tender.sbi as the cost of the Bidding Process (the "Bid Processing Fee"). The Bidder shall submit a proof of payment confirmation of the non-refundable Bid Processing Fee along with the Technical Bid. The Bidders would be required to furnish all the information specified in under the Bidding Documents. The Bid shall be valid for a period of not less than 270 (two hundred and seventy) days from the Bid Due Date.
5.	Clause 1.2.7 of the RFP	A Bidder is required to deposit, along with its Bid, a non-interest-bearing bid security of Rs. 8,55,00,000/- (Rupees Eight Crores Fifty Five lakhs Only) ("Bid Security") as per Clause 2.21 below.	A Bidder is required to deposit, along with its Bid, a non-interest-bearing bid security of Rs. 7,81,00,000/- (Rupees Seven Crores Eighty One lakhs Only) ("Bid Security") as per Clause 2.21 below.

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Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/5pl. Project RFP/ 2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
6.	Clause 1.2.11 of the RFP	(a) Bids are invited for Annual License Fee (ALF) (the "Financial Quote") which should be greater than the Minimum Annual License Fee (MALF) of Rs. 17,40,00,000 (Rupees Seventeen Crores and Forty Lakhs only) per annum. The Financial Quote offered by a Bidder to the Authority shall be paid on a periodic basis throughout the License Period as escalated on a periodic basis in accordance with Article 18.3 of the Licence Deed. In addition to the ALF, the Selected Bidder is required to make payment of a fixed, non-refundable, one-time, upfront payment to be paid in instalments as set forth in this RFP as per article 18.2.1 of schedule 1 of the Licence Deed (the "Upfront Payment") a sum of Rs. 7,55,00,000 (Rupees Seven Crores and Fifty Five Lakhs only). The License Period is pre-determined, as indicated in the Licence Deed.	(a) Bids are invited for Annual License Fee (ALF) (the "Financial Quote") which should be greater than the Minimum Annual License Fee (MALF) of Rs. 20,20,00,000 (Rupees Twenty Crores Twenty Lakhs only) per annum. The Financial Quote offered by a Bidder to the Authority shall be paid on a periodic basis throughout the License Period as escalated on a periodic basis in accordance with Article 18.3 of the Licence Deed. In addition to the ALF, the Selected Bidder is required to make payment of a fixed, non-refundable, one-time, upfront payment to be paid in instalments as set forth in this RFP as per article 18.2.1 of schedule 1 of the Licence Deed (the "Upfront Payment") a sum of Rs. 7,55,00,000 (Rupees Seven Crores and Fifty Five Lakhs only). The License Period is pre-determined, as indicated in the Licence Deed.
7.	Clause 2.1.4 of the RFP	Bidders are required to submit their Bids online at www.DDA.a2zprocure.com in the specified format. The Technical Bid and Financial Bid should be furnished in the format at Appendix-1 and Appendix-VI respectively along with all enclosures, duly signed by the Bidder's authorised signatory. The Financial Bid shall clearly indicate the bid amount, in both figures and words, in Indian Rupees. The bid amount shall consist of the Financial Quote which should be greater than the Minimum Annual Licence Fee (MALF), for the same to be considered valid for the Auction Process. In the event of any difference between figures and words in the Bid, the amount indicated in words in the Bid shall be taken into account. The Bidder shall submit only one Technical Bid and Financial Bid for the Project.	Bidders are required to submit their Bids online at https://ddaland.e tender.sbi in the specified format. The Technical Bid and Financial Bid should be furnished in the format at Appendix-1 and Appendix-VI respectively along with all enclosures, duly signed by the Bidder's authorised signatory. The Financial Bid shall clearly indicate the bid amount, in both figures and words, in Indian Rupees. The bid amount shall consist of the Financial Quote which should be greater than the Minimum Annual Licence Fee (MALF), for the same to be considered valid for the Auction Process. In the event of any difference between figures and words in the Bid, the amount indicated in words in the Bid shall be taken into account. The Bidder shall submit only one Technical Bid and Financial Bid for the Project.

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Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
8.	Clause 2.2.1 (b) of the RFP	Bidder may be the following entities or any combination of them with a formal intent to enter into a Joint Bidding Agreement or under an existing agreement to form a Consortium (a Consortium shall be eligible for consideration subject to the conditions set out in Clause 2.2.4 below): i. Resident Indian Citizen ii. Non-Resident Indian iii. Sole Proprietorship (resident Indian Citizen / Non-Resident Indian) iv. Companies incorporated under the Companies Act 1956/2013 v. Companies incorporated in jurisdictions outside of India vi. Registered Partnership Firms formed under the Indian Partnership Act 1932 vii. Limited Liability Partnership incorporated in India under the Limited Liability Partnership Act, 2008	Bidder may be the following entities or any combination of them with a formal intent to enter into a Joint Bidding Agreement or under an existing agreement to form a Consortium (a Consortium shall be eligible for consideration subject to the conditions set out in Clause 2.2.4 below): i. Resident Indian Citizen ii. Non-Resident Indian iii. Sole Proprietorship (resident Indian Citizen / Non-Resident Indian) iv. Companies incorporated under the Companies Act 1956/2013 v. Companies incorporated in jurisdictions outside of India vi. Registered Partnership Firms formed under the Indian Partnership Act 1932 vii. Limited Liability Partnership incorporated in India under the Limited Liability Partnership Act, 2008 viii. Any corporation, government company (as defined under the Companies Act, 2013) or body corporate incorporated or organized under a statute other than the Companies Act, 2013 or its predecessors) under the control of the Government of India or the State Government, as the case may be, but does not include any of the entities set out in Clause 2.2.1(b) (iv) and (v) above.
9.	Clause 2.2.2 (A) of the RFP	Financial Capacity (Net Worth / ACI) - Rs. 61,00,00,000 only (Rupees Sixty One Crores only)	Financial Capacity (Net Worth / ACI) - Rs. 56,00,00,000 only (Rupees Fifty Six Crores only)

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Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl, Project RFP/2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
10.	Clause 2.2.2 (B) (i) of the RFP	(a) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, one (01) "Functional Eligible Project" with a project cost of at least Rs. 195,00,00,000 (Rupees One Hundred and Ninety Five Crores). OR (b) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, two (02) Functional Eligible Project(s) with each of such Functional Eligible Project having a project cost of at least Rs. 146,00,00,000 (Rupees One Hundred and Forty Six Crores). OR (c) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed 3 (three) Functional Eligible Project with each of such Functional Eligible Project having with a project cost of at least Rs. 98,00,00,000 (Rupees Ninety Eight Crores).	(a) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, one (01) "Functional Eligible Project" with a project cost of at least Rs. 178,00,00,000 (Rupees One Hundred and Seventy Eight Crores). OR (b) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed, two (02) Functional Eligible Project(s) with each of such Functional Eligible Project having a project cost of at least Rs. 134,00,00,000 (Rupees One Hundred and Thirty Four Crores). OR (c) Developed and owned OR Operated, maintained, and managed OR Developed, operated, maintained and managed 3 (three) Functional Eligible Project with each of such Functional Eligible Project having with a project cost of at least Rs. 89,00,00,000 (Rupees Eighty Nine Crores).
11.	Clause 2.13.1 of the RFP	The Bidder shall submit the Bid no later than the date and time specified as the Bid Due Date, on the e-procurement portal www.DDAa2procure.com duly signed in digital form by the authorised signatory of the Bidder, by uploading the complete and legible scanned/digital copies of the Technical and Financial Bids in pdf/digital format (i.e. scanned copy of original signed documents and the supporting documents) as per the format provided in this RFP.	The Bidder shall submit the Bid no later than the date and time specified as the Bid Due Date, on the e-procurement portal https://ddaland.tenders.sbi duly signed in digital form by the authorised signatory of the Bidder, by uploading the complete and legible scanned/digital copies of the Technical and Financial Bids in pdf/digital format (i.e. scanned copy of original signed documents and the supporting documents) as per the format provided in this RFP.

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Corrigendum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
12.	Clause 2.14.2 of the RFP	For the purpose of submission of the Bid on the e-procurement portal www.DDA.a2zprocure.com , registration of the Bidder with e-procurement portal www.DDA.a2zprocure.com is mandatory. For any assistance regarding e-procurement, the Bidder may call the helpdesk numbers of the e-procurement portal provided on their website. A Bidder who is already registered need not register again. However, the Bidder is required to have a Class-III Digital Certificate issued by a licensed Certifying Authority (CA).	For the purpose of submission of the Bid on the e-procurement portal https://ddaland.etendersbi , registration of the Bidder with e-procurement portal https://ddaland.etendersbi is mandatory. For any assistance regarding e-procurement, the Bidder may call the helpdesk numbers of the e-procurement portal provided on their website. A Bidder who is already registered need not register again. However, the Bidder is required to have a Class-III Digital Certificate issued by a licensed Certifying Authority (CA).
13.	Clause 2.14.4 of the RFP	The E-procurement portal www.DDA.a2zprocure.com , shall not allow submission of any Bid after the Bid Due Date. Physical receipt of document listed at Clause 2.13.4 of the RFP after the time specified therein shall not be considered and the Bid shall be summarily rejected.	The E-procurement portal https://ddaland.etendersbi , shall not allow submission of any Bid after the Bid Due Date. Physical receipt of document listed at Clause 2.13.4 of the RFP after the time specified therein shall not be considered and the Bid shall be summarily rejected.
14.	Clause 2.20.6 of the RFP	The Authority shall endeavour to respond to queries within a reasonable period of time. However, the Authority reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification. The Authority may publish the queries and its responses thereto on its website https://dda.gov.in/tender and on www.DDA.a2zprocure.com	The Authority shall endeavour to respond to queries within a reasonable period of time. However, the Authority reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification. The Authority may publish the queries and its responses thereto on its website https://dda.gov.in/tender and on https://ddaland.etendersbi
15.	Clause 3.7.1 of the RFP	The Authority shall inform the venue and time of online opening of the Financial Bids to the Technically Qualified Bidders through e-procurement portal www.DDA.a2zprocure.com . The Authority shall open online the Financial Bids on date and time to be informed as per	The Authority shall inform the venue and time of online opening of the Financial Bids to the Technically Qualified Bidders through e-procurement portal https://ddaland.etendersbi . The Authority shall open online the Financial Bids on date and time to be informed as per

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Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as																																										
16.	Para 4 of APPENDIX-II (Format of the Bank Guarantee for Bid Security) of the RFP	This Clause in the presence of the authorized representatives of the Bidders who may choose to attend. This Guarantee shall be irrevocable and remain in full force for a period of 180 (one hundred and eighty) days from the Bid Due Date inclusive of a claim period of 60 (sixty) days or for such extended period as directed by the Authority from time to time, and agreed to by the Bank, and shall continue to be enforceable till all amounts under this Guarantee have been paid.	this Clause in the presence of the authorized representatives of the Bidders who may choose to attend. This Guarantee shall be irrevocable and remain in full force for a period of 360 (three hundred and sixty) days from the Bid Due Date inclusive of a claim period of 60 (sixty) days or for such extended period as directed by the Authority from time to time, and agreed to by the Bank, and shall continue to be enforceable till all amounts under this Guarantee have been paid.																																										
17.	Note of APPENDIX II (Format of Bank Guarantee)	Note: The bank account details of DDA for preparation of BG are provided below: <table><thead><tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr></thead><tbody><tr><td>1.</td><td>Name of Beneficiary</td><td>Delhi Development Authority</td></tr><tr><td>2.</td><td>Name of Bank</td><td>Indusind Bank Ltd.</td></tr><tr><td>3.</td><td>Branch Address</td><td>Jorbagh Branch, Delhi</td></tr><tr><td>4.</td><td>Account No.</td><td>251035072025</td></tr><tr><td>5.</td><td>IFSC Code</td><td>INDB0001035</td></tr><tr><td>6.</td><td>Branch Code</td><td>1035</td></tr></tbody></table>	S. No.	Particulars	Details	1.	Name of Beneficiary	Delhi Development Authority	2.	Name of Bank	Indusind Bank Ltd.	3.	Branch Address	Jorbagh Branch, Delhi	4.	Account No.	251035072025	5.	IFSC Code	INDB0001035	6.	Branch Code	1035	Note: The bank account details of DDA for preparation of BG are provided below: <table><thead><tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr></thead><tbody><tr><td>1.</td><td>Name of Beneficiary</td><td>DDA LAND EMD DEPOSIT ACCOUNT</td></tr><tr><td>2.</td><td>Name of Bank</td><td>State Bank of India</td></tr><tr><td>3.</td><td>Branch Address</td><td>SBI INA VIKAS SADAN</td></tr><tr><td>4.</td><td>Account No.</td><td>39682596052</td></tr><tr><td>5.</td><td>IFSC Code</td><td>SBIN0008005</td></tr><tr><td>6.</td><td>Branch Code</td><td>08005</td></tr></tbody></table>	S. No.	Particulars	Details	1.	Name of Beneficiary	DDA LAND EMD DEPOSIT ACCOUNT	2.	Name of Bank	State Bank of India	3.	Branch Address	SBI INA VIKAS SADAN	4.	Account No.	39682596052	5.	IFSC Code	SBIN0008005	6.	Branch Code	08005
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18.	APPENDIX VI (Financial Quote) of the RFP	The Financial Quote is to be submitted through e-procurement portal: www.DDA.a2zprocure.com	The Financial Quote is to be submitted through e-procurement portal: https://ddaland.etender.sbi																																										
19.	APPENDIX VIII (Instruction for Online Bid Submission) of the RFP	The bidder can access/ download the bidders guide/ bidders manual from the link: www.DDA.a2zprocure.com	The bidder can access/ download the bidders guide/ bidders manual from the link: https://ddaland.etender.sbi																																										

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Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as								
20.	APPENDIX IX (Instructions to Bidders for Electronic Auction Process) of the RFP	The bidding manual can be downloaded online at www.DDAa2procure.com under the download tab "DDA Land eAuction Bidding Manual".	The bidding manual can be downloaded online at https://ddaland.tender.sbi under the download tab "DDA Land eAuction Bidding Manual".								
21.	Appendix X of the RFP (Project Information Memorandum)	<table><tr><td>Permissible FAR</td><td>80</td></tr><tr><td>Maximum Ground Coverage</td><td>40%</td></tr></table>	Permissible FAR	80	Maximum Ground Coverage	40%	<table><tr><td>Presently Maximum Permissible FAR</td><td>80 (Eighty)</td></tr><tr><td>Maximum Ground Coverage</td><td>50% (Fifty percent)</td></tr></table>	Presently Maximum Permissible FAR	80 (Eighty)	Maximum Ground Coverage	50% (Fifty percent)
Permissible FAR	80										
Maximum Ground Coverage	40%										
Presently Maximum Permissible FAR	80 (Eighty)										
Maximum Ground Coverage	50% (Fifty percent)										
22.	Article 3.2.1 of the Schedule I of the License Deed	Subject to compliance by the Licensee of each of the terms and conditions set out under this Deed and timely performance of all its obligations set out hereunder including timely payment of Annual Licence Fee to the Licensor, the licence hereby granted to the Licensee shall commence from the Appointed Date and shall remain in force for a period of 33 (thirty three) years thereafter (the "Licence Period"), unless otherwise terminated at an earlier date in accordance with the provisions of this Deed. The Licence Period shall be inclusive of the Appointed Date as well as the last day of the Licence Period. It is clarified, for the avoidance of doubt, that the Licence Period shall remain fixed and is not subject to any extension on account of any reasons whatsoever.	Subject to compliance by the Licensee of each of the terms and conditions set out under this Deed and timely performance of all its obligations set out hereunder including timely payment of Annual Licence Fee to the Licensor, the licence hereby granted to the Licensee shall commence from the Appointed Date and shall remain in force for a period of 45 (forty five) years thereafter (the "Licence Period"), unless otherwise terminated at an earlier date in accordance with the provisions of this Deed. The Licence Period shall be inclusive of the Appointed Date as well as the last day of the Licence Period. It is clarified, for the avoidance of doubt, that the Licence Period shall remain fixed and is not subject to any extension on account of any reasons whatsoever.								
23.	Annexure I of the Schedule I of the License Deed	Notes: 1. ALF is to be paid quarterly in advance to the Authority	Notes: 1. ALF is to be paid quarterly in advance to the Authority								

VC, DDA

FM, DDA

PC(LD)

C(Pig.)

CLA

Ch/Arch.

Memorandum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
2.	Amount of quarterly payment shall be determined by dividing the ALF mentioned in the schedule below by four (04).	2.	Amount of quarterly payment shall be determined by dividing the ALF mentioned in the schedule below by four (04).
3.	ALF amounts may be updated in case there is any increase in the FAR area over and above the Presently Maximum Permissible FAR area.	3.	ALF amounts may be updated in case there is any increase in the FAR area over and above the Presently Maximum Permissible FAR area.
4.	All escalations shall be calculated on an annual compounded basis.	4.	All escalations shall be calculated on an annual compounded basis.

VC, DDA

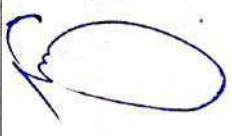
FM, DDA

PC(LD)

C(P/g.)

CLA

Ch. Arch.













Memorandum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/ 2025/03 dated July 02, 2025]

Licence Year	Escalation Rate	Annual Licence Fee (Rs. Crores)	Licence Year	Escalation Rate	Annual Licence Fee (Rs. Crores)
1.	NIL	NIL	1.	NIL	NIL
2.	NIL	NIL	2.	NIL	NIL
3.	NIL	NIL	3.	NIL	NIL
4.	NIL	[●]	4.	NIL	[●]
5.	5%	[●]	5.	5%	[●]
6.	5%	[●]	6.	5%	[●]
7.	5%	[●]	7.	5%	[●]
8.	5%	[●]	8.	5%	[●]
9.	5%	[●]	9.	5%	[●]
10.	5%	[●]	10.	5%	[●]
11.	5%	[●]	11.	5%	[●]
12.	5%	[●]	12.	5%	[●]
13.	5%	[●]	13.	5%	[●]
14.	7%	[●]	14.	7%	[●]
15.	7%	[●]	15.	7%	[●]
16.	7%	[●]	16.	7%	[●]

41

VC, DDA

FM, DDA

PC(LD)

C(Fg.)

CLA

Ch/Arch

Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/2025/03 dated July 02, 2025]

17.	7%	[●]	17.	7%	[●]
18.	7%	[●]	18.	7%	[●]
19.	7%	[●]	19.	7%	[●]
20.	7%	[●]	20.	7%	[●]
21.	7%	[●]	21.	7%	[●]
22.	7%	[●]	22.	7%	[●]
23.	7%	[●]	23.	7%	[●]
24.	7%	[●]	24.	7%	[●]
25.	7%	[●]	25.	7%	[●]
26.	7%	[●]	26.	7%	[●]
27.	7%	[●]	27.	7%	[●]
28.	7%	[●]	28.	7%	[●]
29.	7%	[●]	29.	7%	[●]
30.	7%	[●]	30.	7%	[●]
31.	7%	[●]	31.	7%	[●]
32.	7%	[●]	32.	7%	[●]
33.	7%	[●]	33.	7%	[●]

42

220

VC, DDA

FM, DDA

PC(LD)

C(Fig.)

CLA

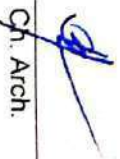
Ch. Arch.

Memorandum No. 1 [Dated: July 29, 2025] to the Request for Proposal for Auction of license rights for a DDA land parcel located in Sector 36, Rohini, New Delhi for Development of a Warehouse Complex [RFP No DDA/LD/SLPC/Spl. Project RFP/2025/03 dated July 02, 2025]

Sr. No.	Clause Reference	As appearing in the RFP / Schedule I of the License Deed	To be read as
			34. 7% [●]
			35. 7% [●]
			36. 7% [●]
			37. 7% [●]
			38. 7% [●]
			39. 7% [●]
			40. 7% [●]
			41. 7% [●]
			42. 7% [●]
			43. 7% [●]
			44. 7% [●]
			45. 7% [●]

Disclaimer:

Save and except the aforementioned amendments, all other provisions remain unchanged as mentioned in the RFP and Schedule I of the Licence Deed.

VC, DDA  FM, DDA  PC(LD)  C(Pg.)  CLA  Ch. Arch. 

- THE LOCATION OF COMMAND TANK II, SP53, 220 KV, E.S.F. & 66 KV E.S.S. SITES ARE MARKED ON THE LAYOUT PLAN, FINALISED IN THE MEETING HELD IN THE CHAMBER OF CHIEF ENGINEER (ROHINI) ON 01st JAN 2013. VIDE LETTER NO. P.300(C3) EEC/P/MS/CC/14/ODA/52 DATED 01.01.2013. THE SCHEME WAS DISCUSSED IN 323rd SCREENING COMMITTEE MEETING HELD ON 11.03.2013. VIDE ITEM NO. 43/2013. THE SCREENING COMMITTEE HAS APPROVED AND RECOMMENDED THE PROPOSAL FOR CONSIDERATION OF THE AUTHORITY UNDER SUB-CLAUSE 18(C2) PERMISSION OF USE PREMISES IN USE ZONING OF M.P.D. 2012.

- THE SAME IS VERIFIED BY DY. DIR. (ARCH) COORDN. DT. 22.04.13 IN FILE NO. PFR/4001/SERVICE/PH/ST-2/E.S.S./2007

- THE SAME HAS BEEN APPROVED IN THE AUTHORITY'S MEETING HELD ON 26.07.13. VIDE ITEM NO. 84/2013.

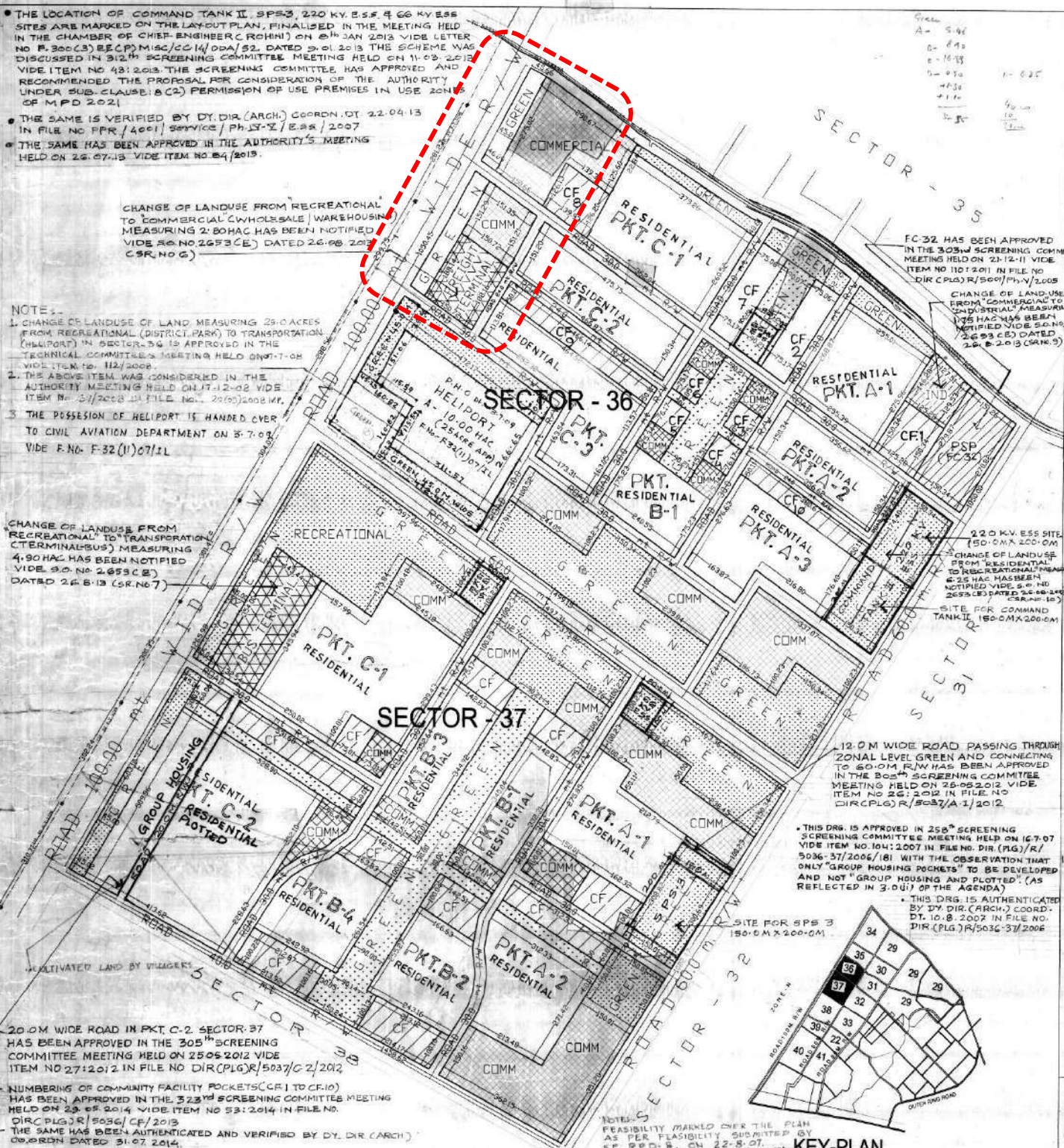
CHANGE OF LANDUSE FROM RECREATIONAL TO COMMERCIAL (WHOLESALE WAREHOUSING MEASURING 2.80 HAC) HAS BEEN NOTIFIED VIDE S.O. NO. 2653(C) DATED 26.08.2012 (SR. NO. 6)

NOTE:-

- CHANGE OF LANDUSE OF LAND MEASURING 25.0 ACRES FROM RECREATIONAL (DISTRICT PARK) TO TRANSPORTATION (HELIPORT) IN SECTOR-36 IS APPROVED IN THE TECHNICAL COMMITTEE MEETING HELD ON 07-08-2008. VIDE ITEM NO. 112/2008.
- THE ABOVE ITEM WAS CONSIDERED IN THE AUTHORITY MEETING HELD ON 17-12-08. VIDE ITEM NO. 21/2008 IN FILE NO. 2009/2008 M.F.
- THE POSSESSION OF HELIPORT IS HANDED OVER TO CIVIL AVIATION DEPARTMENT ON 07.03. VIDE F.NO. F-32(11)07/11.

CHANGE OF LANDUSE FROM RECREATIONAL TO TRANSPORTATION (TERMINAL BUS) MEASURING 4.90 HAC HAS BEEN NOTIFIED VIDE S.O. NO. 2653(C) DATED 26.08.13 (SR. NO. 7)

- 20.0M WIDE ROAD IN PKT. C-2 SECTOR-37 HAS BEEN APPROVED IN THE 305th SCREENING COMMITTEE MEETING HELD ON 25.05.2012. VIDE ITEM NO. 27/2012 IN FILE NO. DIR(PLG)/R/5036/37/2012.
- NUMBERING OF COMMUNITY FACILITY POCKETS (CF-1 TO CF-10) HAS BEEN APPROVED IN THE 323rd SCREENING COMMITTEE MEETING HELD ON 26.07.2013. VIDE ITEM NO. 53/2013 IN FILE NO. DIR(PLG)/R/5036/CF/2013.
- THE SAME HAS BEEN AUTHENTICATED AND VERIFIED BY DY. DIR. (ARCH) COORDN. DT. 31.07.2014.



KEY-PLAN



DELHI DEVELOPMENT AUTHORITY

ROHINI PROJECT PLANNING AND DESIGN

LANDUSE AREA STATEMENT OF SECTOR - 36

A. TOTAL AREA OF SECTOR 36 180.52 HAC

B. LANDUSE BREAKUP OF AREA UNDER SECTOR - 36

LANDUSE (GROSS)	AREA (HAC)	PERCENTAGE
RESIDENTIAL (GROSS)	86.96	48.17
COMMERCIAL	19.43	10.77
PUBLIC / SEMI-PUBLIC	4.10	2.27
RECREATIONAL	46.66	25.85
INDUSTRIAL	1.72	0.95
F.T. (FREIGHT TERMINAL)	3.27	1.81
CIRCULATION	18.38	10.18
TOTAL	180.52	100

C. LANDUSE BREAKUP OF GROSS RESIDENTIAL AREA

LANDUSE	AREA (HAC)	PERCENTAGE
RESIDENTIAL (NETT)	49.93	57.42
COMMERCIAL	2.85	2.58
COMMUNITY FACILITY	13.68	15.73
RECREATIONAL	5.67	6.52
CIRCULATION	15.43	17.75
TOTAL	86.96	100

D. DISTRIBUTION OF NET RESIDENTIAL AREA

	NET AREA (HAC)	DU's	PERCENTAGE	POPULATION
1. RESIDENTIAL	49.93	8738	100	41940
2. S.E.W.S.M.G. AND OTHERS				

E. TOTAL NO. OF PROPOSED DUS IN SECTOR 36 8738

F. TOTAL PROPOSED POPULATION OF SECTOR 36 41940

LANDUSE AREA STATEMENT OF SECTOR - 37

A. TOTAL AREA OF SECTOR 37 190.53 HAC

B. LANDUSE BREAKUP OF AREA UNDER SECTOR - 37

LANDUSE (GROSS)	AREA (HAC)	PERCENTAGE
RESIDENTIAL (GROSS)	113.76	59.71
COMMERCIAL	19.12	10.04
PUBLIC / SEMI-PUBLIC	---	---
RECREATIONAL	35.42	18.59
CIRCULATION	17.42	9.14
B.T. (BUS Terminal)	4.81	2.52
TOTAL	190.53	100

C. LANDUSE BREAKUP OF GROSS RESIDENTIAL AREA

LANDUSE	AREA (HAC)	PERCENTAGE
RESIDENTIAL (NETT)	70.49	61.96
COMMERCIAL	5.30	4.66
COMMUNITY FACILITY	16.87	14.79
RECREATIONAL	12.67	11.14
CIRCULATION	8.48	7.45
TOTAL	113.76	100

D. DISTRIBUTION OF NET RESIDENTIAL AREA

	NET AREA (HAC)	DU's	PERCENTAGE	POPULATION
1. RESIDENTIAL	70.49	12500	100	60000
2. S.E.W.S.M.G. AND OTHERS				

E. TOTAL NO. OF PROPOSED DUS IN SECTOR 37 12500

G. TOTAL PROPOSED POPULATION OF SECTOR 37 60000

LEGEND

	RESIDENTIAL		RECREATIONAL
	COMMERCIAL		PUBLIC & SEMI PUBLIC FACILITIES
	BUS TERMINAL/ FREIGHT TERMINAL		INDUSTRY

PROPOSED LAYOUT
PLAN OF SECTOR - 36
& 37 PHASE V, ROHINI

DATE: DEC. 19, 2006 SCALE: 1 : 5000

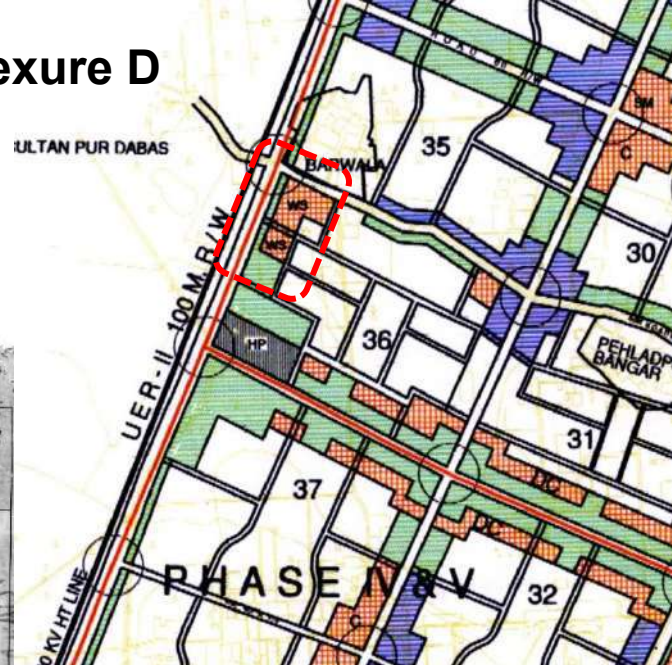
PLG. ASST. RASTOGI

ASST. DIR.

JT. DIR. (PLG)

DIRECTOR (PLG)

ULTAN PUR DABAS



6.3 STORAGE OF OIL, CNG AND LPG

Shakurbasti Oil Depot has been shifted to a site between Ghevra and Tikri Kalan, which will be a major storage site for oil. The land thus vacated should be partly utilized for Disaster Management Centre and rest for recreational activities.

No new Depots for oil and LPG shall be developed in NCT of Delhi. The new depots required for the increased energy requirement shall be developed in the National Capital Region and the supply of Oil / LPG / CNG etc. to Delhi should be through pipelines.

Table 6.2: Development Controls – Wholesale Trade

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market	30	80	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown, loading and unloading ¹ [facilities].	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), ² [Night Shelter]

Notes:

- Height subject to clearance from Airport Authority of India, Fire Department and other statutory bodies.
- In case of plots upto 300 sqm. common parking is to be provided.
- In case of plots of size 300 sqm and above, the utilities such as E.S.S., underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, solar heating / lighting system etc. are to be provided within the plot.
- In case of individual plots not forming part of any comprehensive / integrated development scheme, the development controls shall be as per already approved scheme / layout plan.

¹⁻² Added vide S.O. 2894(E) dated 23-09-2013