



**Invitation of Expression of Interest
for
Auction of license rights for a land measuring approximately 54.7
Acres in Sector 34, Rohini, New Delhi on license fee basis for
development and operations of an Amusement Park**

**Delhi Development Authority Office:
Vikas Sadan, INA, New Delhi-110023**

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

**EOI No: DDA/LD/SLPC/Spl. Project EOI/2026/02
Date: June 30, 2026**

Important Notice

1. The information contained in this Expression of Interest ("Eol") document, or subsequently provided to prospective Applicants, whether verbally or in documentary or any other form by or on behalf of Delhi Development Authority, Govt. of India (herein after referred to as "DDA") or any of its employees, is provided to Applicants on the terms and conditions set out in this Eol and such other terms and conditions subject to which such information is provided.
2. This Eol is not an agreement or an offer by DDA to the prospective Applicants or any other person. The purpose of this Eol is to provide prospective Applicants with information that may be useful to them in the formulation & expression of their interest to this Eol. The issue of this Eol and submission of an Eol by an interested Party shall not have any bearing on the future process to be undertaken by DDA for development of the Project mentioned in the Eol.
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4. Information provided in this Eol to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of legal requirements and should not be regarded as a complete or authoritative statement of law. DDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
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6. DDA also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this Eol. DDA may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this Eol.

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List of Abbreviations

| Abbreviation | Meaning |
|--------------|---|
| CIN | : Corporate Identification Number |
| DDA | : Delhi Development Authority |
| EBITDA | : Earnings Before Interest, Taxes, Depreciation, and Amortization |
| EoI | : Expression of Interest |
| FY | : Financial Year |
| GSTIN | : Goods and Services Tax Identification Number |
| PAN | : Permanent Account Number |
| RFP | : Request for Proposal |



1 Introduction

- 1.1 The Delhi Development Authority (DDA) was created in 1957 under the provisions of the Delhi Development Act, 1957 "to promote and secure the development of Delhi". DDA is responsible for planning, development and construction of Housing Projects, Commercial Lands, Land Management, Land Disposal, Land Pooling Land Costing etc. DDA has played a vital role in the orderly-yet-rapid development of Delhi.
- 1.2 As a part of its objective, DDA **intends to award via auction the licence rights of a land** parcel measuring 54.7 Acres located in Sector 34, Rohini on license fee basis for the development and operations of an Amusement Park ("Project") for a pre-determined license period.
- 1.3 The site coordinates (latitude & longitude) are: **28.775241, 77.082404**

Google Map Link: <https://maps.app.goo.gl/Ue8E93xJ3VDWakKq7>

A site map is also provided in section 4
- 1.4 Accordingly, DDA hereby invites Expression of Interest (EOI) to assess the interest from reputed players having adequate experience of setting up similar / related projects of comparable scale and complexity for participating in the Request for Proposal ("RFP") that DDA intends to publish at a later date.
- 1.5 A detailed RFP containing the final terms and conditions and the draft licence agreement shall be floated at a later date. DDA intends to adopt a competitive bidding process, for selection of the Licensee for award of the license rights of the Project.

2 Invitation For Expression of Interest

2.1 EoIs are invited from reputed players having adequate experience of setting up similar / related projects of comparable scale and complexity, for assessing their interest in participating in the RFP.

2.2 The EoI document can be downloaded from the following link:

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

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

| Activity Description | Timeline |
|---|----------------------------------|
| Publication of EoI Document | June 30, 2026 |
| Start date for downloading of EoI Document | June 30, 2026 |
| Date and time of Stakeholders Consultation (Physical/Online/Hybrid mode) | 11:30 AM of July 09, 2026 |
| Last date for submission of queries | 05:00 PM of July 10, 2026 |
| Publication of responses to queries | 05:00 PM of July 17, 2026 |
| Last date for submission of Applications (EoI Due Date) | 05:00 PM of July 28, 2026 |

2.4 Interested parties (the “Applicants”) may submit their EoIs as per the applicable formats on or before the EoI Due Date.

2.5 Subsequent to EoI process, DDA intends to invite Request for Proposal (“RFP”) for selection of an eligible entity for award of the licence rights for the development of the Project.

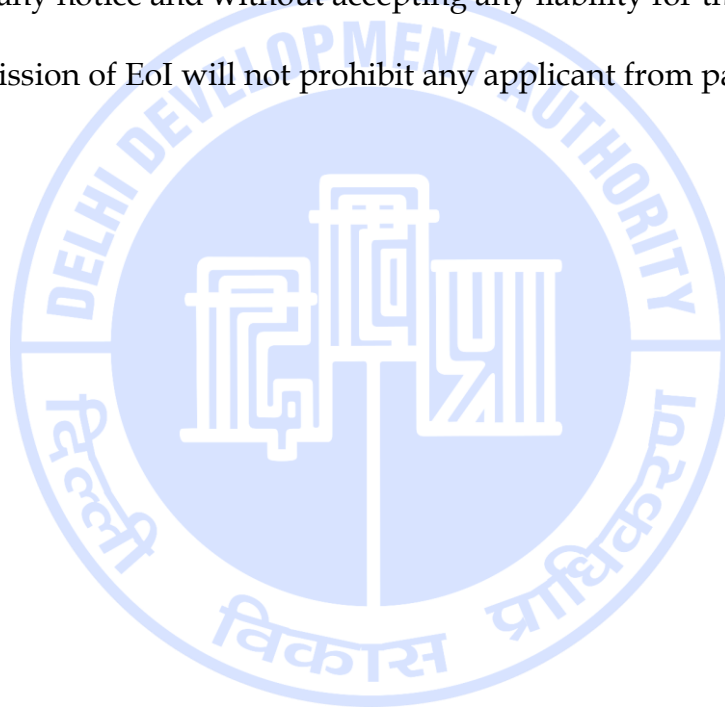
2.6 It is to be noted that the selection criteria and other terms & conditions of the bidding in the RFP stage will be finalised by DDA in consultation with various stakeholders.

2.7 DDA reserves the right to seek further information / clarifications from any of the Applicant on the submitted documents and the same shall be sought through a written communication/ email.

2.8 The Applicants shall be responsible for all the costs associated with the preparation of their EoI, including any costs related to undertaking visits to the site or adjoining areas, etc. or costs incurred for undertaking any sort of due

diligence. Further, DDA shall not be responsible for any costs or expenses incurred by the Applicant in connection with the preparation and delivery of EoI, including costs and expenses related to visit to the site or adjoining areas and costs incurred for undertaking any sort of due diligence.

- 2.9 It is to be noted that this is not a tender or invitation to bid. After review and scrutiny of the applications/ proposals received under this EoI, DDA may frame the detailed project scope including the development obligations and shall subsequently invite proposals for selection of a licensee, via a detailed RFP.
- 2.10 DDA reserves the rights to cancel, terminate, change or modify this EoI process and /or requirements stated in the EoI, without assigning any reason or providing any notice and without accepting any liability for the same.
- 2.11 Non-submission of EoI will not prohibit any applicant from participating in the RFP stage.



3 Instructions to Applicants

- 3.1 Prospective Applicants are requested to review the details of the site as provided in this EoI.
- 3.2 Prospective Applicants are advised to undertake site visits and required preliminary due diligence of the site.
- 3.3 Sampling of any kind or removal of any materials from the site is strictly prohibited during the site visits.
- 3.4 DDA shall host a Stakeholders Consultation (Physical/Online/Hybrid mode) on July 09, 2026 at 11:30 AM. The venue of the meeting shall be notified in advance via a separate notice on the website of DDA. A link to join the online meeting shall be emailed to the Applicants (who have expressed their interest in participating in the stakeholder consultation) in advance. In case of a physical meeting, the number of authorised representatives for each Applicant shall be limited to two (02).

3.5 Applicants are requested to intimate the details of the participants from their end to DDA via an email to slpc.ld@dda.gov.in. The email must have the subject line **“Attending Stakeholder Consultation for Amusement Park at Sector 34, Rohini”** and must clearly mention the following:

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

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

| Sl. No. | Item | Description |
|---------|--------------------------------|---|
| 1. | Mode of Submission: | On-line |
| 2. | Email id for submission | slpc.ld@dda.gov.in |
| 3. | Telephone No. | + 91 11 2469 8350 |
| 4. | EoI Due Date | 05:00 PM of July 28, 2026 |
| 5. | Language of Submission | English |
| 6. | Mandatory Requirements for EoI | 1. Letter of Application (<i>as per the format provided in Annexure I of this EoI</i>) on the letterhead of the Applicant duly signed and stamped on each |

| Sl. No. | Item | Description |
|---------|------|--|
| | | <p>page and clearly mentioning the details of the authorized signatory.</p> <p>2. Details of the Applicant (<i>as per the format provided in Annexure II of this EoI</i>)</p> <p>3. Feedback / Suggestions on this EoI (<i>as per the format provided in Annexure III of this EoI</i>)</p> |

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

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

| | |
|-------------------------|--|
| Primary Email ID | slpc.ld@dda.gov.in |
|-------------------------|--|

3.9 Applicants are to ensure that in case of any attachments in the correspondence email, the file size of such attachment is less than 5 MB. In case of larger attachments, the attachments may be split into parts so that each attachment is less than 5 MB and multiple emails may be sent after proper numbering/sequencing.

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

| Sl. No. | Name & Designation | Contact No |
|---------|---|-------------------|
| 1. | Dr. Mannan Akhtar, IAS Commissioner, Land Disposal | + 91 11 2469 8350 |

4 Key Site Details

4.1 Key site details are provided below:

| S. No. | Description | Details |
|--------|---------------------|--|
| 1 | Area of the Site | Approximately 54.7 Acres |
| 2 | Land-use (MPD 2021) | Green Belt/ Agricultural Green |
| 3 | Current Land Status | Vacant |
| 4 | Intended Land Use | District Park (Amusement Park) |
| 5 | Permissible FAR | 7.5 |
| 6 | Ground Coverage | 5% |
| 7 | Height limit | 8 Mtr |
| 8 | ECS | 3 (per 100 sqm of FAR) (Provided minimum 100 car parking) |
| 9 | Mode of Award | License fee basis |
| 10 | License period | 55 Years |
| 11 | Site Location | Sector 34, Rohini |
| 12 | Site Coordinates | 28.775241, 77.082404 |

The Development Control Norms are as per MPD 2021 AND Unified Building Bye-Laws, 2016.

4.2 The site is located close to three (proposed) metro stations, Rohni Sector 35, Rohini Sector 34 and Bawana Industrial Area - 1 Sector 3 & 4, on the upcoming extension of Delhi Metro's Red Line.

4.3 The Tughlaq Road is adjacent to the site and the site is in close proximity to UER II.

4.4 The site is easily accessible from most major towns/ cities around NCR. Representative maps showing key towns / cities around the site and major access modes is provided below.

Figure 1: Upcoming Extension of Delhi Metro's Red Line (Source: Delhi Metro Website)

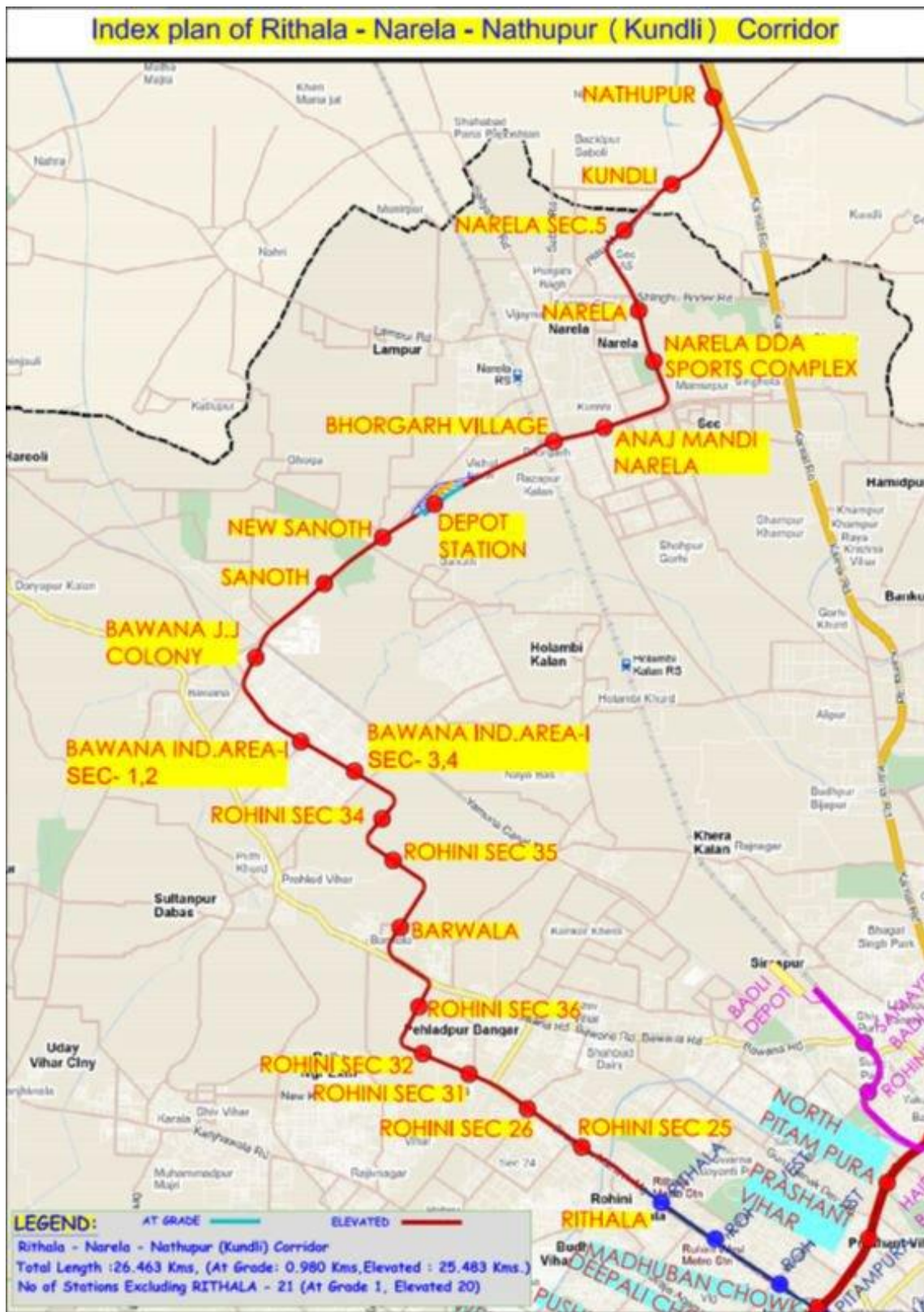
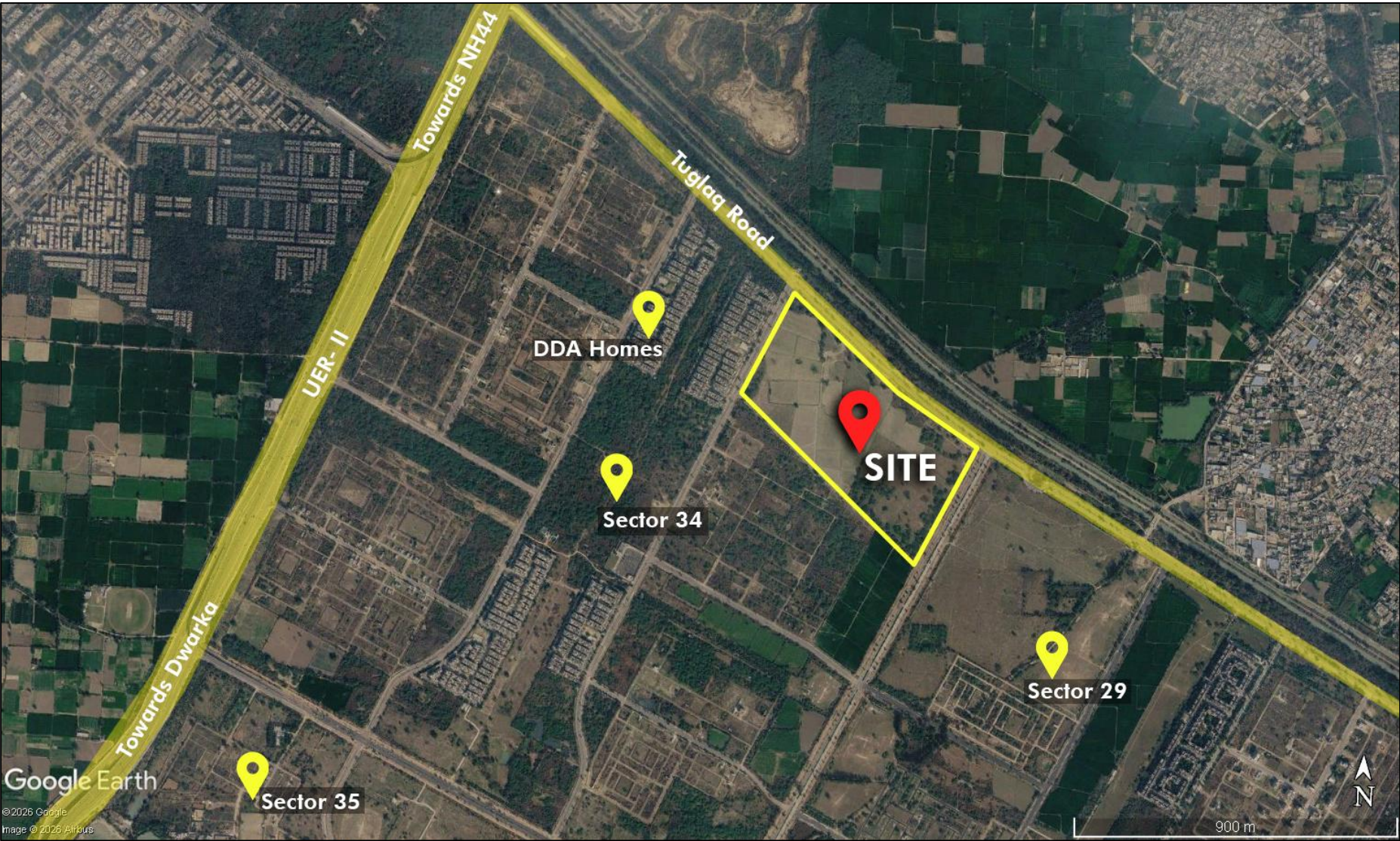


Figure 3: Major Access Routes to Site



5 Annexure I - Letter of Application

Letter of Application

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

Date [to be inserted]

Delhi Development Authority

Vikas Sadan

INA

New Delhi-110023

Dear Sir,

Sub: Expression of Interest - "Disposal of Land Parcel on License Fee Basis for Development of Amusement Park at Sector 34, Rohini, New Delhi" - Submission of EoI

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

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

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

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

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

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

Yours sincerely

Signature

Name and Title of Authorized Signatory:

Date:

Location:

Enclosed:

1. Details of the Applicant (including supporting documents)

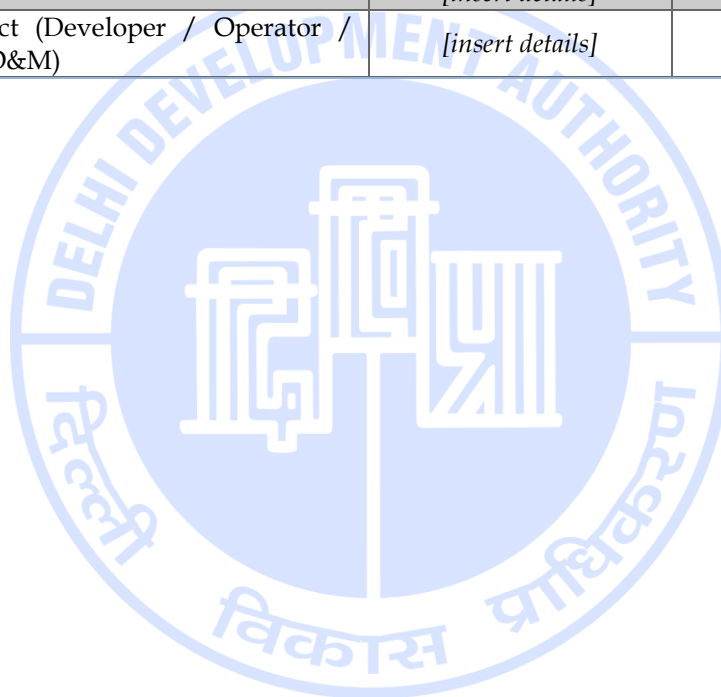
Feedback on the EoI



6 Annexure II - Details of Applicant

| S. No. | Description | Remarks | | | |
|--------|--|---|--------------------------------|----------------------|----------------------|
| 1. | Name of the Applicant | [insert name] | | | |
| 2. | Constitution | [Company / Partnership Entity/Consortium/AIF] | | | |
| 3. | Lead Member of Consortium (if applicable) | [insert name/ Not Applicable] | | | |
| 4. | CIN/ Partnership Registration No. | [insert details] | | | |
| 5. | PAN | [insert details] | | | |
| 6. | GSTIN | [insert details] | | | |
| 7. | Email ID | [insert details] | | | |
| 8. | Phone / Mobile No. | [insert details] | | | |
| 9. | Financial Details | <i>Financial Year</i> | <i>Revenue from Operations</i> | <i>PAT</i> | <i>Net Worth</i> |
| | | FY2026 | [Figures Rs. Crores] | [Figures Rs. Crores] | [Figures Rs. Crores] |
| | | FY2025 | [Figures Rs. Crores] | [Figures Rs. Crores] | [Figures Rs. Crores] |
| | | FY2024 | [Figures Rs. Crores] | [Figures Rs. Crores] | [Figures Rs. Crores] |
| 10. | Details of Amusement facilities currently operating within India/ Outside India | | | | |
| | <i>Sl. No.</i> | <i>Particulars</i> | <i>Project 1</i> | <i>Project 2</i> | <i>Project 3</i> |
| | 1 | Project Name | [insert details] | [insert details] | [insert details] |
| | 2 | Location | [insert details] | [insert details] | [insert details] |
| | 3 | Area (Acres) | [insert details] | [insert details] | [insert details] |
| | 4 | Brief Description of the Project | [insert details] | [insert details] | [insert details] |
| | 5 | Status of the Project (completed / ongoing / operational) | [insert details] | [insert details] | [insert details] |
| | 6 | Name of associated Firm(s), if any | [insert details] | [insert details] | [insert details] |

| S. No. | Description | Remarks |
|--------|---|------------------|
| 7 | Date: a) Date of award of the Project b) Date of Project Completion c) Date of Commercial Operations | [insert details] |
| 9 | Project Cost (Rs. Crores) | [insert details] |
| 10 | Annual footfall | [insert details] |
| 11 | Role in the Project (Developer / Operator / Investor / EPC / O&M) | [insert details] |



7 Annexure III - Feedback on the Eoi

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

Note:

1. Applicants may add additional rows in case they have more queries/ suggestions
2. Interested applicants are also encouraged to provide their inputs in terms of the following aspects:
 - a. *Minimum Land area requirements*
 - b. *Infrastructural support needed (roads, metro connectivity, power, water, sewerage, etc.)*
 - c. *Estimated project investment*
 - d. *Suggested eligibility criteria for prospective bidders*
 - e. *Development Period*
 - f. *Revenue-generating ancillary components like Hospitality, Retail & F&B Component*
 - g. *Expected annual footfall and target visitor profile*