

Response to the queries raised by the potential applicants
On
Expression of Interest
For
Development and Operations of an Amusement Park Located in Sector 34, Rohini, New Delhi

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[EOI No: DDA/ LD/ SLPC/Spl. Project EOI/2026/02]

Queries Raised by Prospective Applicant # 1			
Sl. No.	Nature of Query	Description of Query and Suggestion	Response
1.	Experience requirement The identified land shall be handed over to set up world class amusement park developers who are fulfilling the entry conditions:	• A minimum of 15 years of proven hands-on experience in owning, developing and operating amusement parks. • Such experience must include the operation of both: a) Land based rides and b) Water based attractions/water parks. • The experience must be in ownership or long-term operational capacity and not merely advisory or consulting roles.	The suggestion has been duly noted by DDA.
2.	Financial eligibility requirement	• The applicant must have achieved a minimum revenue from operations of Rs. 200 Crore (Rupees Two Hundred Crore) per annum. • This threshold must have been met in each of the last three (3) consecutive full financial years immediately preceding the bid submission date. • Revenue considered shall be derived specifically from amusement park and water park operations.	The suggestion has been duly noted by DDA.
3.	Additional requirements	• Total land requirement: ~ 40 to 50 acres • Preferred soil condition: red soil or	The suggestion has been duly noted by DDA.

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		hard strata - Expected Safe bearing capacity (SBC): $\geq 20 \text{ T/m}^2$. - Land shape: rectangular preferred for efficient zoning. - Topography: Naturally, sloping terrain preferred to facilitate efficient drainage and to prevent waterlogging. - Strong subsoil conditions are critical to ensure the foundation stability of high-impact mechanical rides and large-span themed structures	
4.	Technical – Height	- Limiting the height to 8 meters is not feasible for our requirements. We need a maximum height allowance of at least 50 meters for approximately 4 to 5 civil building structures based on the following: - Water towers constructed in civil structures will have a maximum height of 25 meters. - Our iconic Sky wheel tower building will be 50 meters tall, featuring a 30-meter Sky wheel ride on top. - To create indoor facilities, the common	The suggestion has been duly noted by DDA.

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		roofing will definitely need to exceed 8 meters - We are also planning to bring amusement ride with a height of 120m, so clarity on the max ride height is confirmed. We need minimum 130meter. - To facilitate the stay and enjoy option, we need to construct multi story building resort. This is common in any international amusement park chain.	
5.	Technical - Permissible land cover	Permissible land cover - To ensure adequate shaded areas (using tensile structures or similar) for visitor comfort, and to allow the option of developing the entire project as an indoor facility that can operate year-round regardless of weather conditions, we request that the maximum permissible land coverage be increased to 60%, compared to the currently stated 5%.	The suggestion has been duly noted by DDA.
6.	Technical - Connectivity	Provision of a dedicated 40 to 60 feet wide access road connecting the project site to the main highway, Designed to accommodate peak-hour traffic flow, tourist buses, and emergency vehicles.	The suggestion has been duly noted by DDA.
7.	Technical- Power	Dedicated 2,500 KVA industrial power connection to support:	The suggestion has been duly noted by DDA.

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		- High-load mechanical rides /HVAC systems/Water rides and pumping systems & Lighting and show systems etc. - Adequate provision for setting up DG back up and solar integration.	
8.	Technical-Water	- Daily requirement: 350,000 Litres per Day (3.5 Lakh LPD) - To support: Water-based attractions/Landscaping and irrigation/Guest amenities and sanitation.	The suggestion has been duly noted by DDA.
9.	Technical - Topography and environmental considerations	- Site must be free from High-Tension (HT) Power Lines. - The land should be located away from chemical, leather processing, or other polluting industrial zones, ensuring high air quality and guest comfort. - Naturally sloped land preferred to facilitate efficient stormwater drainage and prevent waterlogging.	The suggestion has been duly noted by DDA.
10.	Resort- Expansion	The company shall construct and operate one or multiple resorts if it deems fit in the subsequent years. This resort will serve both amusement park guest as	The suggestion has been duly noted by DDA.

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		well as general public on commercial basis.	
11.	License Tenure:	The proposed license period is 55 years. Considering that an amusement park is a highly capital-intensive project with substantial long-term investment, kindly clarify whether the license tenure can be extended beyond 55 years or whether a license period of up to 90 years can be considered. We also request you to provide details of the approximate annual license fee applicable.	- As per DDA's policy all special license fee projects of DDA have a fixed license period of 55 years. - The details of the Annual Licence Fee (reserve price) shall form part of the RFP containing the final terms and conditions and the draft licence agreement which shall be floated at a later date.
12.	Approval Mechanism	Once the land is allotted on a long-term license basis, will all the statutory approvals and clearances required for the project be processed through the Single Window Agency, or will the project developer be required to obtain approvals separately from the respective Government departments?	The suggestion has been duly noted by DDA.
13.	Government Support for Tourism Projects:	As the proposed amusement park will involve significant investment and contribute to tourism, employment generation, and the local economy, we request you to kindly clarify the incentives, policy support, concessions, or other assistance that may be available from the	The suggestion has been duly noted by DDA.

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		Government and the Department of Tourism for such projects.	

Queries Raised by Prospective Applicant # 2			
Sl. No.	Nature of Query	Description of Query and Suggestion	Response
1.	Technical	It is requested that DDA provide detailed topographical survey drawings, contour maps, utility layouts, and geotechnical investigation reports before issuance of the RFP.	The suggestion has been duly noted by DDA.
2.	Technical	Ground Coverage of 5% appears restrictive for an international-standard amusement park. DDA may consider increasing permissible ground coverage.	The suggestion has been duly noted by DDA.
3.	Commercial	Adequate development period of 36 – 60 months may be provided considering the size and complexity of the Project.	The suggestion has been duly noted by DDA.
4.	Legal	Kindly clarify compensation provisions in case the Project is terminated due to Government policy changes.	A detailed RFP containing the final terms and conditions and the draft licence deed, containing the termination provisions shall be floated at a later date.
5.	Legal	Please clarify the mechanism for dispute resolution, arbitration and jurisdiction.	A detailed RFP containing the final terms and conditions and the draft licence deed, containing details of dispute resolution mechanism, arbitration provisions, applicable jurisdiction shall be floated at a later date.
6.	Legal	Please clarify whether environmental clearance and other statutory approvals including Fire NOC, Pollution Clearance	The suggestion has been duly noted by DDA.

Queries Raised by Prospective Applicant # 2			
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		and Building Plan Approval will be facilitated by DDA or obtained by the Licensee.	
7.	Legal	Please clarify provisions relating to Force Majeure, pandemics like Covid and unforeseen events affecting project operations.	A detailed RFP containing the final terms and conditions and the draft licence deed, containing the provisions relating to Force Majeure events shall be floated at a later date.
8.	Infrastructure Support	It is requested that DDA provide adequate external infrastructure including all-weather road connectivity, metro access, uninterrupted power supply, potable water supply, sewerage network, storm water drainage, street lighting, and internet connectivity prior to project commissioning.	The suggestion has been duly noted by DDA.
9.	Estimated Project Investment	It is suggested that DDA provide an indicative project investment range or feasibility benchmark to assist prospective bidders in preparing realistic financial models and investment strategies and to remain at par with all participants.	A detailed RFP containing the final terms and conditions and the draft licence deed, containing the minimum development obligations shall be floated at a later date.
10.	Suggested Eligibility Criteria	It is recommended that bidders having experience in development, operation, and maintenance of amusement parks, theme parks, water parks, entertainment destinations, or similar tourism	The suggestion has been duly noted by DDA.

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		infrastructure projects be considered eligible. Consortium participation may also be permitted to encourage technically and financially qualified bidders.	
11.	Development Period	Considering the size and complexity of the proposed project, a minimum development lease rent free period of 36-48 months may be provided for planning, statutory approvals, construction, testing, commissioning, and commercial operations.	The suggestion has been duly noted by DDA.

Queries Raised by Prospective Applicant # 3			
Sl. No.	Nature of Query	Description of Query and Suggestion	Response
1.	Enhancement of Development Parameters	• Ground Coverage • The presently proposed ground coverage of 5% may be insufficient for developing a financially sustainable destination amusement park considering the significant capital investment required in rides, entertainment infrastructure, food courts, retail facilities, parking, and visitor amenities. • It is therefore requested that permissible Ground Coverage be increased from 5% to 10%. • FAR (Floor Area Ratio) • To support development of supporting commercial and recreational facilities essential for project viability, it is suggested that: • Permissible FAR be increased from 7.5% to 12.5%. • This enhancement would facilitate development of: • Indoor entertainment zones. • Family entertainment centers. • Food and beverage facilities.	The suggestion has been duly noted by DDA.

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		• Retail outlets. • Event and exhibition spaces. • Administrative and operational facilities. • Such flexibility would significantly improve project feasibility and investor participation.	
2.	Assessment of Metro Walk Project Experience	• The proposed site is in proximity to the Metro Walk project, which has faced significant operational and commercial challenges over the years despite having a strategic location and metro connectivity. • It is suggested that DDA undertake an assessment of: • Factors responsible for Metro Walk's underperformance. • Changes in consumer behavior and footfall patterns. • Tenant mix and attraction strategy shortcomings. • Connectivity and accessibility issues. • Competition from other entertainment and retail destinations.	The suggestion has been duly noted by DDA.

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		The findings may be incorporated into the RFP structure to ensure that similar challenges do not adversely impact the proposed Amusement Park development.	
3.	Dedicated Metro Connectivity Considering that public transport accessibility is critical for the success of an amusement park destination, the RFP may provide for:	• Direct Metro Access • Development of a dedicated skywalk connecting the nearest Metro Station to the project site; or • Development of an underground pedestrian connection, wherever technically feasible. • Direct connectivity would: • Improve visitor convenience. • Increase footfall. • Reduce dependence on private vehicles. • Support sustainable urban mobility objectives.	The suggestion has been duly noted by DDA.
4.	Integrated Ticketing and Promotion through Metro Stations	• To encourage higher visitor turnout and seamless customer experience, DDA may explore coordination with DMRC for: • Sale of amusement park tickets at Metro Stations. • Combined Metro + Park ticket	The suggestion has been duly noted by DDA.

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		packages. - Digital ticket integration through DMRC platforms. - Promotional kiosks and information displays at nearby metro stations. Such arrangements would significantly improve visibility and accessibility of the project and create a unique transit-oriented entertainment destination.	
5.	Phased Development Suggestion: Permit development in phases.	For example: - Phase 1: Amusement rides and entry plaza. - Phase 2: Indoor entertainment and retail. - Phase 3: Hotel and convention facilities. This reduces initial investment burden and financing requirements	The suggestion has been duly noted by DDA. A detailed RFP containing the final terms and conditions and the draft licence deed, containing the development obligations and phasing of the same shall be floated at a later date.
6.	Revenue-Sharing Structure If DDA proposes revenue share, the model should be practical.	- Initial moratorium of 5–7 years. - Lower revenue share during stabilization period. - Revenue share linked to project maturity.	The suggestion has been duly noted by DDA. A detailed RFP containing the final terms and conditions and the draft licence deed shall be floated at a later date.

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		This encourages greater participation from reputed developers.	
7.	Escalation Clause	In the previous few RFP, we have seen that DDA has put up escalation clause of 7% p.a. of lease rent which makes the project completely unviable. We request DDA to put just only 2 to 3 % escalation only.	The suggestion has been duly noted by DDA. A detailed RFP containing the final terms and conditions and the draft licence deed shall be floated at a later date.
8.	Height increase DDA has put restriction in the expression of interest for height of 8 meter which very low for the Amusement park, request to enhance the height level upto 30 meter.	Considering the substantial investment involved in developing a world-class amusement park, enhancement of development parameters, comprehensive assessment of lessons learned from the Metro Walk project, and provision of robust metro connectivity and integrated ticketing mechanisms would substantially improve project viability, attract credible developers, and contribute to the long-term success of the proposed development. We respectfully request DDA to consider the above suggestions while formulating the RFP and bid conditions.	The suggestion has been duly noted by DDA.
9.	Request	Considering the substantial investment involved in developing a world-class amusement park, enhancement of development parameters, comprehensive assessment of lessons learned from the Metro Walk project, and provision of robust metro connectivity and integrated ticketing mechanisms would substantially improve	The suggestion has been duly noted by DDA.

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		project viability, attract credible developers, and contribute to the long-term success of the proposed development. We respectfully request DDA to consider the above suggestions while formulating the RFP and bid conditions.	

Queries Raised by Prospective Applicant # 4			
Sl. No.	Nature of Query	Description of Query and Suggestion	Response
1.	Land and Operations Related queries	a) Is the current land categorize as wetland? b) How much of the land is actually developable? c) What is the category of the Land? NA or Agricultural? In case agri then DDA to ensure appropriate Land Use change in the category d) Property taxes and any other charges will be incorporated in the Royalty fees of DDA e) High Tension Lines or any major Gas / Utility line that restrict land usage are not part of the project that can affect development of the project / Loss of space utilisation f) Availing Ground Water to be permitted with borewells. g) The authorities to facilitate to arrange water (appx 5 Lakh litres) per day. h) The authorities to facilitate in obtaining uninterrupted power supply. i) Support with respect to Water, Drainage and Power be provided till the property location if not available already	a) Current land use is Geen Belt / Agricultural Green b) The entire land parcel is available for development subject to provisions of MPD 2021 and applicable bye-laws. c) Current land use is Geen Belt / Agricultural Green. d) All Taxes to be borne by the Selected Bidder/ Licencee. e) The suggestion has been duly noted by DDA. f) DDA shall provide the necessary support to the developer subject to compliance with provisions of MPD 2021 and applicable bye-laws. g) DDA shall provide the necessary support to the developer subject to compliance with provisions of MPD 2021 and applicable bye-laws. h) DDA shall provide the necessary support to the developer subject to compliance with provisions of MPD 2021 and applicable bye-laws. i) DDA shall provide the necessary support to the developer subject to compliance with provisions of MPD 2021 and applicable bye-laws.

Queries Raised by Prospective Applicant # 4			
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		j) Convenient Public Transportation with Door Step / Close vicinity access to ease movement for visitors in consultation with appropriate authorities	j) DDA shall provide the necessary support to the developer subject to compliance with provisions of MPD 2021 and applicable bye-laws.
2.	Construction Related queries	a) Height limit of 50 - 55 mtrs is required for rides - We understand that 8 mtr height will be for Buildings, we request approx. 12 mtrs b) Ground coverage of 5% may require a reconsideration as apart from the outdoor rides, there will be Indoor attractions which will need buildings and thus higher ground coverage 10-12% may be considered as an outer limit c) We understand that temp structures like Pota cabins, Ride foundations, rides with soft roof for ride controls will not be considered as part of ground coverage.	a) The suggestion has been duly noted by DDA. b) The suggestion has been duly noted by DDA. c) The suggestion has been duly noted by DDA.
3.	Tender / Fee related Queries	a) Moratorium for Annual Fees during construction phase from Land handover for 24 months is requested b) Quotation for annual fees will be Price per Acre or flat pricing? Reasonable	a) The suggestion has been duly noted by DDA. b) The details of the Annual Licence Fee (reserve price) shall form part of the RFP containing the final terms and conditions and the draft licence

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		escalation may be levied every 5 years c) Parameters for participant evaluation and selection in tender design may kindly be considered. Prior experience, existing park operations may be the primary criteria apart from commercials	agreement which shall be floated at a later date. c) The suggestion has been duly noted by DDA.
4.	Government Incentives	a) Tourism incentives be applicable on this project b) Utility infrastructure status for Power, Water, etc - Concessional rates for power, Water, etc may be considered c) DDA assistance will be needed to ensure seamless and smooth launch and operations of this prestigious project	a) The suggestion has been duly noted by DDA. b) DDA shall provide the necessary support to the developer subject to compliance with provisions of MPD 2021 and applicable bye-laws. c) DDA shall provide the necessary support to the developer subject to compliance with provisions of MPD 2021 and applicable bye-laws.