

Response to the queries raised by the potential applicants

On

Expression of Interest

For

Development and Operations of Delhi Eye Located in District Centre, Mayur Vihar, New Delhi

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[EOI No: DDA/ LD/ SLPC/Spl. Project EOI/2026/01]

Queries Raised by Prospective Applicant # 1			
Sl. No.	Nature of Query	Description of Query and Suggestion	Response
1.	Commercial	Adequate development of Lease Free period of 36 – 60 months may be provided considering the height, size and complexity of the Project.	The suggestion has been duly noted by DDA.
2.	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.
3.	Legal	Clarify dispute resolution, arbitration, jurisdiction and responsibilities of DDA and Licensee.	A detailed RFP containing the final terms and conditions and the draft licence deed, containing details of dispute resolution mechanism, arbitration provisions, applicable jurisdiction and roles & responsibilities of the parties shall be floated at a later date.
4.	Optimum height and capacity of the observation wheel	An Observation Wheel with a height of 80-120 meters, equipped with 32-36 fully enclosed, air-conditioned cabins having a capacity of 6-8 passengers per cabin, is recommended to create a landmark tourist attraction comparable to leading international destinations.	The suggestion has been duly noted by DDA.
5.	Recommended commercial and mixed-use components to enhance project viability	To ensure long-term commercial viability, the project should permit Indoor Family Entertainment Centre (FEC), Indoor water park, Event Plaza, Corporate Events, and 24-hour working permission.	The suggestion has been duly noted by DDA.

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6.	Statutory approvals and clearances considered critical for timely implementation	DDA should facilitate timely approvals through a coordinated mechanism. Critical approvals include AAI Clearance, Fire NOC, Building Plan Approval, Environmental Clearance (where applicable), Electrical and Water Connections, Traffic Police NOC, Structural Stability Certification, and other statutory approvals required for project implementation.	The suggestion has been duly noted by DDA.
7.	Recommended qualification criteria for the subsequent RFP stage	The qualification criteria should recognise experience in the development, supply, installation, operation, or maintenance of Observation Wheels, Amusement Parks, Water Parks, Family Entertainment Centers (FECs), Tourism Infrastructure Projects, and large-scale commercial entertainment destinations. Consortium participation with internationally experienced technology partners should also be permitted.	The suggestion has been duly noted by DDA.
8.	Indicative implementation timeline	Total Project Duration 36–60 Months •	The suggestion has been duly noted by DDA.
9.	Any innovative features, attractions or ancillary developments that may enhance the project's attractiveness	Strong Indoor section with international-standard attractions will be incorporated	The suggestion has been duly noted by DDA.