

EOI No. - 01 / EOI / DD(HD-IV) / DIR (HORT-SE) /DDA/2021-22/(Re-Call)



Expression of Interest / Ideas (EOI)
for
Design/ Development/ Installation/ Operation & Maintenance
of
“Nature based learning & Adventure activities”
at
Sanjay Van, New Delhi



Issued By:

Dy. Director Horticulture HD-IV,
Delhi Development Authority
New Delhi

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DISCLAIMER

The information contained in this Expression of Interest / Ideas document (the “EOI”) or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, on behalf of Delhi Development Authority (DDA), by / or any of their employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

This EOI is not an agreement and is neither an offer nor invitation by DDA to the prospective Applicants or any other person. The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their application for expressing their interest pursuant to this EOI (the “Application”). This EOI includes statements, which reflect various assumptions and assessments arrived at by DDA in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This EOI may not be appropriate for all persons, and it is not possible for DDA, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this EOI and obtain independent advice from appropriate sources.

Information provided in this EOI to the Applicant(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory 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 law expressed herein.

DDA, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI.

DDA also accepts no liability of any nature whether resulting from negligence otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this EOI.

DDA may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this EOI.

The issue of this EOI does not imply that DDA is bound to select and/or short-list Applications rather it is just to envisage the interest of Applicants in the Project. DDA reserves the right to reject all or any of the Applications without assigning any reasons whatsoever.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by DDA or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant and DDA shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the EOI Process.

1. INTRODUCTION AND DETAILS

1.1. AIMS AND OBJECTIVES

- 1.1.1 Delhi development authority intends to promote Nature based learning & Adventure activities at Sanjay Van, New Delhi. The idea is to facilitate and establish activities based on learning with nature among the public and children and facilitate provision of adventure activities which are conducive to be provided in the forest area. A number of activities like Nature walks, Bird watching, Flora & Fauna observation walks, Children educational activities/ educational programs are already being organised by Individuals and Groups. The aim is to facilitate such nature and adventure based programs and provide more activities of similar conducive nature to promote the interaction between Humans and Nature.
- 1.1.2 The project involves development of activities as listed in Clause 1.2.1 by Individuals/ Groups, Companies, Consortiums, Operators etc. (hereinafter referred to as ‘Applicant’) who may either be already familiar with the area or are expected to familiarise themselves of the area and propose to undertake an activity / activities in accordance to the terrain / scenic zone and in conformity to statutory laws applicable.
- 1.1.3 The Authority invites “EOI” (Expression of Interest / Ideas) from interested Applicants. The primary objective of EOI is to obtain Interest & Ideas from Applicants having experience in provision of such facilities or activities of similar background and incorporate best practices for development and operations of Nature based learning & Adventure activities.
- 1.1.4 The EOI response from applicants may lead to preparation of an “RFP” (Request for Proposal) document, if required. The Authority may also proceed with provision of facilities as listed under Clause 1.2.1 (or any other activity as deemed fit) by signing an MOU / Agreement with any person / group / company / consortium for provision in Sanjay Van.

1.2. PROJECT DETAILS

The Project involves development of Nature based learning & Adventure activities by

- 1.2.1 The Project involves development of Nature based learning & Adventure activities by identifying scenic / appropriate zones on the site for proposed activities. List of activities that can be undertaken (any one or more) is as follows:
 - a) Rock climbing
 - b) Bouldering
 - c) Heritage walks / Nature walks / Eco walks /Wildflower trail / Flora and fauna observation trips
 - d) Bird Trail / Bird watching /Dragonfly trail / watching and Educational activities
 - e) Guided Cycle Nature tours.
 - f) Obstacle course, Ropes course, Spider webs, Rope bridge etc.
 - g) Aerial trails (Canopy tour, Zip line, Valley Crossing, Burma bridge crossing etc.)
 - h) Day Camping, Picnic and play activities
- 1.2.2 The list prepared in consultation with a number of stakeholders is non-exhaustive and any other activity that may be suitable for the area can be proposed. If any activity from the above list / proposed by applicant is found to be unsuitable / non-permissible / non-compliant to the statutory laws applicable, the same can be removed from the list of activities.

- 1.2.3 Activities, Installations, Erection work involved in the provision/ maintenance & operation of activity shall have to be in accordance to all statutory laws / rules and regulations applicable to the area (refer Clause 3.1) and all applicable statutory approvals shall have to be obtained by the Applicant / provider of the facility.

1.3 PROJECT STAGES AND PARTICIPATION

The process of provision of activities for Nature based learning & Adventure activities is in three stages-

- 1.3.1 “EOI” - Expression of interest by Applicants, where in initial interest is expressed by the applicant for provision of one or more activity along with identifying area/site of proposed activity and mode / methodology of operation.
- 1.3.2 RFP” - Request for Proposal (if required), which shall be prepared and floated by the Authority based on inputs in EOI and consultation with stakeholders, wherein the applicant is expected to give detailed proposal regarding the activity to be undertaken by them specifying area / site of operation alongwith detailed financial commitments, hand holding expectations, operation and maintenance details, and compliance to statutory laws pertaining to the site.
- 1.3.3 “CDP” - Common Digital Platform (as required), wherein the approved activities shall be brought together on a Common Digital Platform for dissemination of information regarding the activity to the public and facilitate the usage of the activity.
- 1.3.4 It may be noted that one applicant shall be allowed to provide or set up ‘one or more than one’ activity in the area; and also one activity shall be permitted to be provided by ‘more than one applicant’ (eg. Nature trails / walks can be conducted by more than one individuals / groups etc based on timings / days / seasons / area of operation etc.). The idea is to you have a vibrant mix of activities brought together on a Common Digital Platform for dissemination of information.

1.4 INFORMATION AND INSTRUCTIONS TO APPLICANTS

- 1.4.1 Each applicant is expected to detail out the activity (one or more) they wish to undertake and provide information regarding how they propose to establish, develop, design, operate and maintain the same at the EOI stage. Certain activities like nature walks may not include initial financial commitments whereas other activities would involve initial financial expenditure for establishment and operation the applicant is expected to detail out the nature of the proposal accordingly.
- 1.4.2 In this EOI stage, Applicants are required to submit documents as specified in Clause 2 against the standard formats as provided.
- 1.4.3 EOI documents can only be downloaded free of cost from www.dda.org.in Any queries pertaining to the project can be addressed to:
- | | |
|--|---|
| (a) For queries | (b) Contact person for Site visit |
| Dr. Rameshwar Dayal,
Deputy Director Hort. HD-IV.
Contact No: 9599923772
Email id: rameshwar.d923@dda.gov.in | Mr. Dayanand Yadav
Sectional Officer (Hort.)
Contact No: 9588820266
Email id: d.yadav51@dda.gov.in |
- 1.4.4 Prior to submission of EOI documents, DDA shall organize an “Q&A (Question & Answers) Session”. The date and time will be as provided in Clause 1.5.

- 1.4.5 Applicants having any query regarding the EOI and the Project, can discuss the same in the Q&A Session or can write to DDA, as per details provided in Clause 1.4.3. DDA reserves the right not to provide answers to any or all queries raised by Applicants.
- 1.4.6 The EOI can be submitted by any individual, group, company incorporated in India or a consortium. Foreign Applicant interested in submission of EOI can be part of the consortium led by Applicant incorporated in India. Details of consortium and members will be provided during RFP Stage.
- 1.4.7 In the second stage i.e. the RFP stage, DDA shall issue RFP document. This RFP document will contain information about the Project / activities, Proposal submission requirements.
- 1.4.8 The Criteria on which the proposal shall be selected for incorporation shall be detailed out in the RFP stage.
- 1.4.9 Any entity which has been blacklisted / barred by the Central/ State Government, or any entity controlled by them, from participating in any project (BOT or otherwise), and the bar subsists as on the date of Application, would not be eligible to submit an Application.
- 1.4.10 Applicants are encouraged to submit their respective Applications after visiting the Project site and ascertaining for themselves the site conditions and the prevalent guidelines as per the Delhi Master Plan and all statutory provision and laws governing the area.
- 1.4.11 Notwithstanding anything contained in this EOI, DDA reserves the right to accept or reject any Application and to annul the Bidding Process and reject all Applications, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons thereof.
- 1.4.12 At any time prior to the deadline for submission of Application, DDA may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify the EOI by the issuance of Addendum.
- 1.4.13 The Application shall be in English language. Supporting documents and printed literature furnished by the Applicant with the Application may be in any other language provided that they are accompanied by appropriate translations of the pertinent passages in the English language. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Application, the English language translation shall prevail.
- 1.4.14 Applications should be submitted in hard copy inside a sealed envelope before 1500 hours IST on the Application Due Date, at the address provided in Clause 1.5 in the manner and form as detailed in this EOI alongwith a soft copy of the same on a CD/Pendrive.
- 1.4.15 DDA may, in its sole discretion, extend the Application Due Date by issuing an Addendum.

1.5 IMPORTANT TIME LINES

SN	Particulars	Date and Time (IST)		Status
1	Date of issue of revised EOI document	28-01-2022		
2	Q&A Session with Applicants	15-02-2022 11 :00 am	Venue: Conference Hall, Vikas Sadan. <i>(If required may be held on Web conference meeting)</i>	
3	Date, Time & Location of EOI Submission (extended)	23-03-2022 3:00 pm	Dr. Rameshwar Dayal, Deputy Director Hort. IV Contact No : 9599923772 Email id : rameshwar.d923@dda.gov.in Address: Horticulture Division IV, DDA, Sheikh Sarai. Phase I, New Delhi-110017	

2. EOI APPLICATION FORMATS

(Form-1) Application

(On Letterhead, including full postal address, telephone, e-mail addresses)

To,

Dr. Rameshwar Dayal,
Deputy Director (Hort.)/HD-IV
Contact No : 9599923772
Email id : rameshwar.d923@dda.gov.in

Sub: EOI for Design, Development, Operations and Maintenance of Nature based tourism activities at Sanjay Van under Public Private Partnership Model

Sir,

- (a) With reference to your EOI document dated 28-01-2022, we, having examined the EOI document and understood its contents, hereby submit our Application showing our interest in the Project. The Application submitted is unconditional and unqualified.
- (b) Attached to this letter is a duly filled format for the Expression of Interest as prescribed by Delhi Development Authority (DDA), New Delhi along with copies of original documents defining:
 - (i) The Applicant's legal status
 - (ii) The principal place of business
 - (iii) All documents as specified in EOI
- (c) The DDA and its authorised representatives are hereby authorised to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this application. This letter of Application will also serve as authorisation to any individual or authorised representative of any institution, to provide such information deemed necessary to verify statements and information provided in this application, or with regard to the resources, experience, and our competence.
- (d) This application is made in the full understanding that:
 - (i) The DDA, reserves the right to reject or accept any application, cancel the process, and reject all applications; and
 - (ii) The DDA shall not be liable for any such actions and shall be under no obligation to inform the Applicant of the grounds for them.
- (e) The undersigned declare that the statements made and the information provided in the duly completed application are complete, true, and correct in every detail.

(Authorised Signatory)

Name:

Date:

(Form-2)
Details of the Applicant

- a) Company/Applicant Details
- (i) Name:
 - (ii) Country of residence / incorporation:
 - (iii) Country/Place of Operations
 - (iv) Address of the corporate headquarters and its branch office(s), if any, in India:
 - (v) Date of incorporation and/ or commencement of business:
 - (vi) Nature of Applicant (whether individual, group, public or private company, proprietorship firm, partnership etc.)
- b) Brief description of the Applicant / Company including details of its main lines of business
- c) Details of individual(s) who will serve as the point of contact/ communication for the DDA:
- (i) Name:
 - (ii) Designation:
 - (iii) Company:
 - (iv) Address:
 - (v) Telephone Number:
 - (vi) E-Mail Address:
- d) Previous experience in **Nature based learning & Adventure activities** /projects or projects of similar nature (please include details such as)
- (i) Nature of Project
 - ii) Client Name
 - (iii) Project Cost
 - (iv) Strategic Tie-ups
 - (v) Location and Total Area
 - (vi) Capital investment in project
 - (vii) Years of operation and Current Status

(Authorised Signatory)

Name:

Date:

(Form-3)
Proposal by Applicant

(Applicant should submit their brief suggestion only under heads mentioned (lines may be added as required))

3a. List of activity/activities proposed to be undertaken/ provisioned.

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3b. Mode of operation & programme.

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3c. Structure / Development & Operation model of the activity.

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3d. Broad level approach for Financial model for Establishment, Operation and Maintenance of activity.

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3e. Revenue generation / sharing proposal.

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3f. Any suggestions about activity proposed.

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3g. Any suggestion about the project or Program.

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.....
.....

(Authorised Signatory)

Name:

Date:

3. PROJECT INFORMATION

3.1 About Sanjay Van

Sanjay Van is a part of **South-Central Ridge** spread over an area of approx. 783 Acres, forming a part of ancient Aravalli’s in Delhi with historic ruins of 12th Century. It is notified as a “**Reserved Forest**” under Section 4 of the Indian Forest Act, 1927 vide Notification No. F.10(42)-1/PA/DCF/93/2012-17(I) dated 24th May, 1994. The Hon’ble Supreme Court, through various orders has directed that “Ridge should be maintained in its pristine glory”.

It is one of the most thickly wooded areas of the City and has distinct landscape with geomorphological features like rocky outcrops and water bodies. In addition to Natural heritage, the forest is a home to a large number of bird species, mammals, reptiles and a large variety of butterflies & dragonflies etc.; thus making it a haven for nature enthusiasts and bird watchers.

Sanjay Van has a number of trails meandering through the dense forested area with variety of flora and fauna and offers a rich Forest experience to the visitor amidst the Metropolis. It is frequented by a large number of visitors for walks and leisure trips and is a favourite place for Nature lovers.

3.2 Site Boundaries

The site for “**Nature based learning & Adventure activities**” at Sanjay Van, New Delhi is bound as-

North: New Mehrauli Road adjacent to Qutub Institutional residential area.

East: Aurobindo Marg adjacent to Qutub Minar.

South: Adjacent to Mehrauli and Kishangarh Settlement Area.

West: Aruna Asaf Ali marg with Jawaharlal Nehru university area across.

3.3 Site layout and map

