

E.O.I No. - 01/EOI/AE(P)/Sports Divn-1/DDA/2020-2021



Expression of Interest (EOI)

For

Development, Operations and Maintenance of Integrated Sports complex in Sector 19 B, Dwarka under Public Private Partnership Model



IssuedBy:

Executive Engineer Sports Division I,
Delhi Development Authority
Siri Fort Sports Complex
New Delhi -110049

Date: September 25, 2020

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DISCLAIMER

The information contained in this Expression of Interest document (the "EOI") or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of Delhi Development Authority (DDA), 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.

Expression of Interest for Development, Operations and Maintenance of Integrated Sports complex in Sector 19 B, Dwarka by DDA under PPP model

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. BACKGROUND

- 1.1.1 Delhi is emerging as an important centre for National and International Sports events. A number of sports facilities have been developed in the city by various agencies like SAI, DDA, etc. Delhi Development Authority (the "Authority") has developed a number of Sports Facilities ranging from Sports Complexes with indoor and outdoor play areas, Golf Courses, Multi-gyms and playfields. These Sports Complexes are developed as purely sports facilities and lacks optimum utilisation of the facility, irrespective of availability of sports facilities for usage during the year. Sports facilities are also lacking proper operations and maintenance required for upkeep of the facility due to limitation of professional expertise required for maintenance of the facilities. The Authority has acknowledged the need of professional expertise required for Development, Operations & Management of the upcoming Divisional level Integrated Sports complex at Sector-19 B, Dwarka and hence decided to invite private participation under Public Private Partnership Model (PPP).
- 1.1.2 The objective of Authority under PPP model is to ensure optimum utilisation of upcoming sports infrastructure through sustainable development and operations model, which can balance the objective of local community engagement in sports and revenue generation from the facility for long term sustainability.
- 1.1.3 The Authority proposes to invite Expression of Interest ("EOI") from interested Applicants prior to commencement of open and competitive bidding process to select a suitable Private entity. The primary objective of EOI is to obtain interest of Applicants from Sports Infrastructure or similar background and also incorporate best practices for development and operations of Sports Infrastructure under DBFOT/DBOT or other suitable PPP model on long term Concession Period basis.
- 1.1.4 The Authority proposed to adopt a two-step single stage process (collectively referred to as the "Bidding Process") for selection of the Bidder for award of the Project. The first step (the "Qualification Proposal Step") of the process involves evaluation of qualifications of interested parties / Consortia in accordance with the provisions of the RFQ-cum-RFP. At the end of the Qualification Proposal Step, the Authority shall shortlist Bidders who are eligible for evaluation in the second step of this Bidding Process (the "Financial Proposal Step") comprising financial proposal.
- 1.1.5 The Authority may appoint a Transaction advisor for Bid preparation and also assisting The Authority during the bidding process, if required.
- 1.1.6 The Authority may also consider hybrid DBFOT/DBOT model for sustainability of the Project. Hybrid model may take grant into consideration to partly cover the estimated

total project cost or in the form of viability gap funding (VGF), as decided prior to Bidding Process.

1.2. PROJECT DETAILS

1.2.1 Project involves development of integrated Sports complex with estimated project cost of Rs. 250 Crore spread across 61.43 Acres. Integrated Sports complex includes both Indoor and outdoor Sports facilities to cater the need of Sports Professional, Sports training programs, Sports bodies, amateur sports, utilisation of Sports facilities by local community as well as private companies and also a Sports Club for the local community. Key components of the project includes following:

- a) FIFA compliance Football Stadium with 7000 seating Capacity and practice field.
- b) Outdoor Sports Complex with 8 lane Athletic track, Tennis Court, basketball, Kids play area, Skate park etc.
- c) Public and support facilities: Jogging track, garden, restaurant/ food court etc.
- d) Indoor facility block for various indoor sports like Badminton, Squash, Table tennis, Swimming Pool, Shooting range, Fitness centre, board game and auditorium etc.
- e) Facility will also have Sports hostel to support domestic or national sports tournament with all supporting facilities

1.2.2 The site earmarked for Integrated Sports Complex in Sector 19 B, Dwarka has an area of 61.43 Acres out of which 4.94 Acres is reserved for a Traffic Trumpet and 2.97 Acres site is being reserved for activities related to Bharat Vandna Park Project across the site. As a result, approximately 53.52 Acres net area is available for the development of this sports project on Public-Private-Partnership Model. Broad level layout plan of the Site, location, development control norms and other necessary details are enclosed as part of Project Information Memorandum under clause 3.

1.3 DEVELOPMENT, OPERATIONS AND REVENUE OPTIMISATION

1.3.1 The objective of DDA for PPP model is not limited to development and operations of the facility by private entity for long term concession period but to also ensure that development, Operations & Maintenance and usage of the facility is planned and implemented through sustainable business model.

1.3.2 Broad project components proposed includes various revenue generating sources for financial viability and sustainability of the project. However, DDA is also encouraging interested Applicants for EOI to submit their suggestion on projects components, estimated project cost, PPP Structure and necessary modification required to achieve sustainable business model. Suggestion can be submitted as part of EOI submission document under EOI Application format.

1.3.3 Key revenue sources from the Sports facility will include but not limited to revenue from venue hire for sports and non-sports facilities, sports academy, lease rentals of Sports goods Retail shops, Sports club, usage fee and branding rights etc. Other permitted commercial activity for revenue optimisation can also be utilised within the project land parcel as per applicable development guidelines.

1.4 INFORMATION AND INSTRUCTION TO APPLICANTS

1.4.1 DDA has adopted a single step two-stage process (collectively referred to as the "Bidding Process") for selection of the bidder[s] for award of the Project. The first stage (the "EOI Stage") of the process involves envisaging interest in the Project by submitting an Application in accordance with the provisions of this EOI (the "Applicants"). At the end of this stage, DDA shall issue the Request for Proposal (the "RFP") documents which shall seek Price Bids with detailed Technical Qualification (the "Bid Stage").

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 related to Architectural Design

Mr. Rajesh Kumar

Deputy Director Architecture (Sports) I

Contact No : +91-8510909797

Email id : rajeshavdhoot@gmail.com

(b) Contact person for Site visit

Mr. Hemant Kumar Gaur

Executive Engineer- Sports Division 1- DDA

Contact No: +91- 9810367824

Email id : eespotdivision1@gmail.com

1.4.4 Prior to submission of EOI documents, DDA shall organize an "Applicant Summit". 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 Applicant Summit 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 company incorporated in India or the 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 Bid Stage.

- 1.4.7 In the second stage of Bidding i.e., the RFP stage, DDA shall issue RFP document to the interested Bidder. This RFP document will contain information about the Project, Bidding Process, Bid submission, Qualification and Financial Proposal requirements. The RFP shall have detailed Technical and Financial Criteria required for qualification. The RFP shall also have format for Price Bids in which the interested Bidder shall furnish its Financial Proposal. The Price Bid of only those bidders who qualify in the Technical Bid evaluation shall be opened for evaluation and selection of the successful Bidder.
- 1.4.8 The Criteria on which the selection will be based 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 prevalent in the area including FAR, FDI norms, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.
- 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.
- 1.4.15 DDA may, in its sole discretion, extend the Application Due Date by issuing an Addendum.

1.5 IMPORTANT TIME LINES

Sl. No	Particulars	Date and Time (IST)
1.	Date of issue of EOI Documents	25.09.2020
2.	Applicant Summit Meet and Address	Date : 16.10.2020 11 :00 am at Conference Hall, Siri Fort Sports Complex. If required, Web conference meeting can also be organized for Application Summit Meet.
3.	Last date of receipt of queries	23.10.2020
4.	Response to queries	30.10.2020
5.	Last Date, Time & Location of EOI Submission	Date : 20.11.2020 Time : 3:00 pm Address: Executive Engineer Sports Division I, Delhi Development Authority Siri Fort Sports Complex New Delhi -110049

2. EOI APPLICATION FORMATS

Form-1- Letter of Application

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

Date:

To,

The Executive Engineer
Sports Division – I
Siri Fort Sports Complex
Delhi Development Authority
New Delhi-110049

Sub: EOI for Development, Operations and Maintenance of Integrated Sports complex in Sector 19 B, Dwarka by DDA under PPP model

Sir,

- (a) With reference to your EOI document dated *****, we, having examined the EOI document and understood its contents, hereby submit our Application showing our interest in the Project. The Application 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, and to seek clarification from our bankers and client regarding any financial and technical aspects. 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

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- (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.

Signed and Dated by Authorised Signatory

Name of the Company

Form-2 - Details of the applicant

- a) Company/Applicant Details
- (i) Name:
 - (ii) Country of 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 public or private company, proprietorship firm, partnership)
- b) Brief description of the 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 Sports Infrastructure Development and operations projects OR Mixed used development including Sports Infrastructure OR PPP Projects of similar nature
- Please include details such as
- (i) Nature of Project
 - ii) Client Name
 - (iii) Project Cost
 - (iv) Strategic Tie-ups (name the partner and role of each partners)
 - (v) Location and Total Area
 - (vi) Capital investment in project
 - (vii) Years of operation and Current Status

Please attach supporting documents for above mentioned project

Signed and Dated by Authorised Signatory

Name of the Company

Form-3 - Financial Capacity

Turnover and Net worth of the Applicant in last Three Financial Year

Year	Net Worth*	Turnover
FY-17-18		
FY-18-19		
FY-19-20		

*Net Worth shall mean (Subscribed and Paid-up Equity+ Reserves) less (Revaluation reserves + miscellaneous expenditure not written off)

Signed and Dated by Authorised Signatory

Name of the Company

Form-4 - Suggestion on project by Applicant

S.No	Heads	Suggestion as Annexures
a	Project cost	Annexure A
b	Project key component and Program	Annexure B
c	PPP Structure / Development and operations model	Annexure C
d	Broad level approach for Revenue optimization and Operations & maintenance plan for the Integrated Sports Complex	Annexure D
e	Proposed changes, if any, in the Master Plan for Delhi – 2021 to meet the Financial Viability for the Proposed Project Site	Annexure E
f	Any other suggestion	Annexure F

- Applicant should submit their brief suggestion only under heads mentioned above in Word document or Power Point format only.

3. PROJECT INFORMATION MEMORANDUM

3.1 Location

The site earmarked for Integrated Sports Complex is along the Southern edge of Sector 19, Dwarka and is bound as under:

North: 30 m wide R/W road with residential area across it.

North-East: 30 m wide R/W road with Football Academy and District Park across it.

South: 60 m wide R/W sector dividing road with Sector 20, which is a Master Plan Green wherein Bharat Vandna Park is proposed

West: Oil pipeline -30m wide

3.2 Development Control Norms as Per MPD-2021

Following are the Development Control norms as per MPD-2021 for Sports Complexes:

- a. Maximum ground coverage:20% including amenity structures
- b. Max. FAR: 40
- c. Height:NR (Subject to clearance from AAI, Fire Dept. and any other statutory bodies)
- d. Parking: 2ECS/100sqmoffloorarea
- e. Activities permitted: Refer table 13.22 of MPD 2021 (The above norms may be used as reference)

3.3 Annexure – 1: Site layout & Proposed Project Component

PROJECT INFORMATION MEMORANDUM

EXPRESSION OF INTEREST

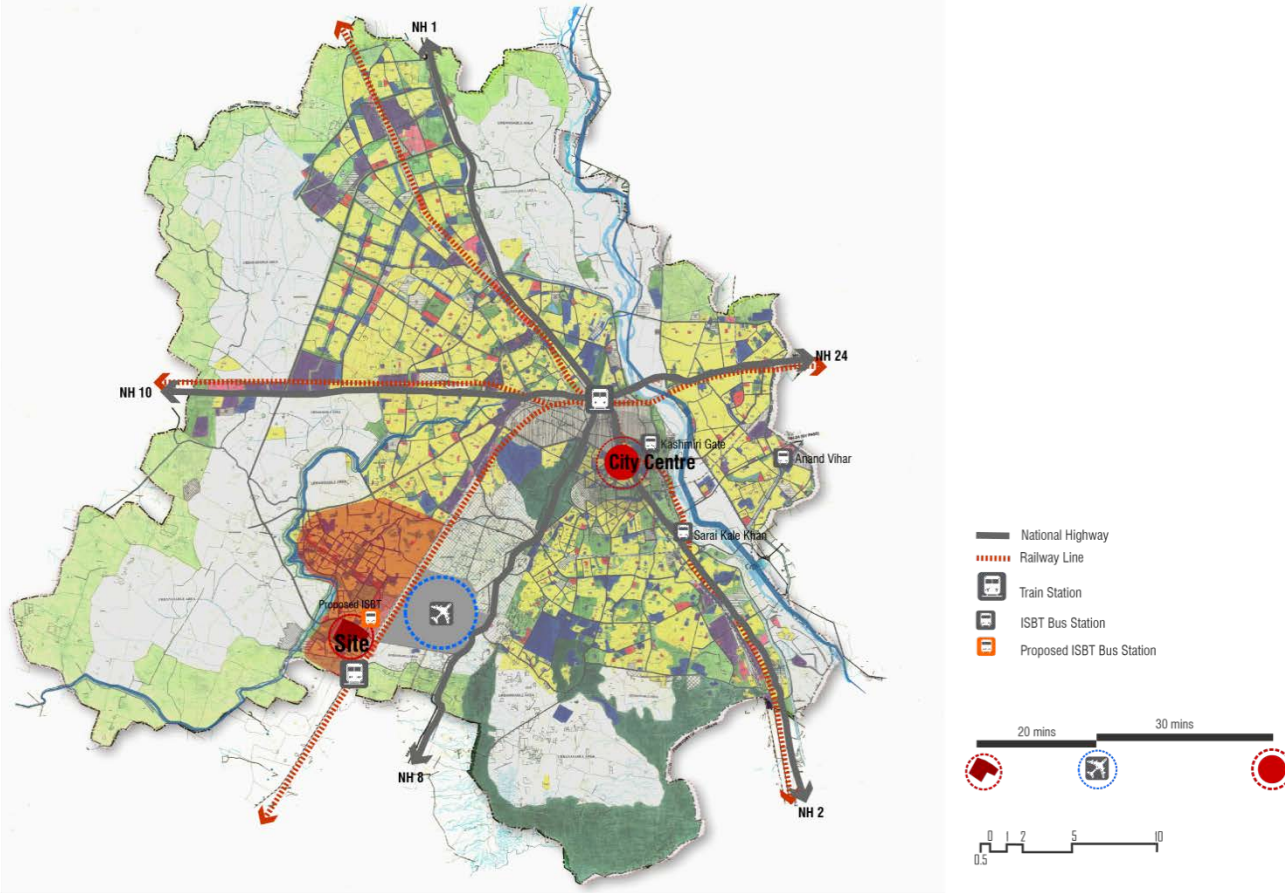


Development, Operations and Maintenance of Integrated Sports complex in Sector 19 B, Dwarka under Public Private Partnership Model

DELHI DEVELOPMENT AUTHORITY (DDA)

SITE – OPPORTUNITIES & CHALLENGES

The 62 Acre site for the Football Stadium Complex is located at **Sector 19 of the Dwarka Sub City** in the south western part of Delhi NCR, approximately 25 km away from Connaught Place, the traditional CBD, and just 3 km from the Indira Gandhi International (IGI) Airport.



Dwarka is an up-market and one of the most sought-after residential areas located in the South West Delhi district of the NCR



Development, Operations and Maintenance of Integrated Sports complex in Sector 19 B, Dwarka under Public Private Partnership Model

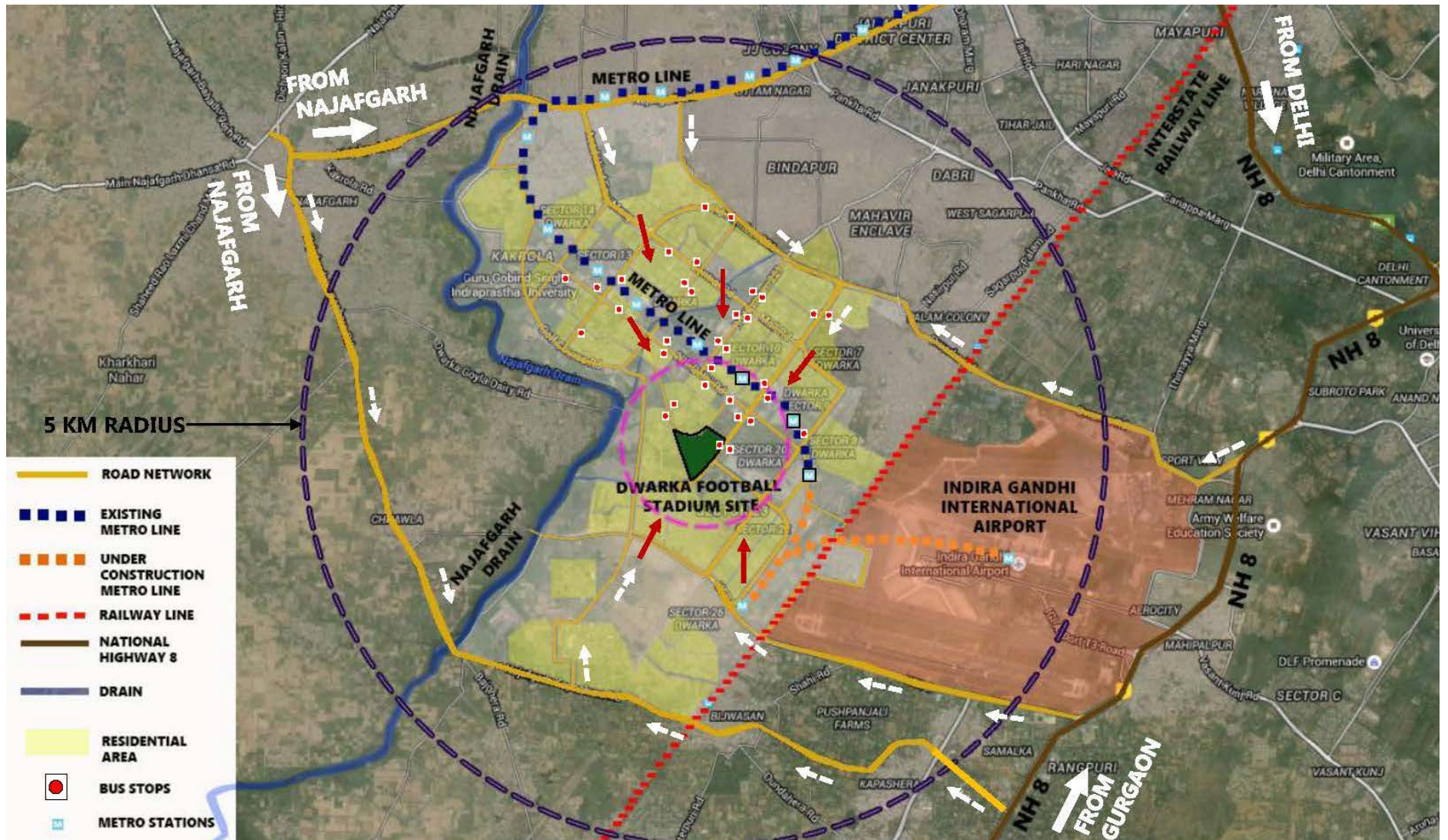
WHY SECTOR 19, DWARKA

- The Site has been earmarked for Sports Stadium in Delhi Master Plan with the intent of providing Multipurpose Venue for large events for the sub-city.



There are **LIMITED OUTDOOR SPORTS VENUE** in Dwarka to cater to the sports and entertainment needs of the sub-city.

SITE – OPPORTUNITIES & CHALLENGES

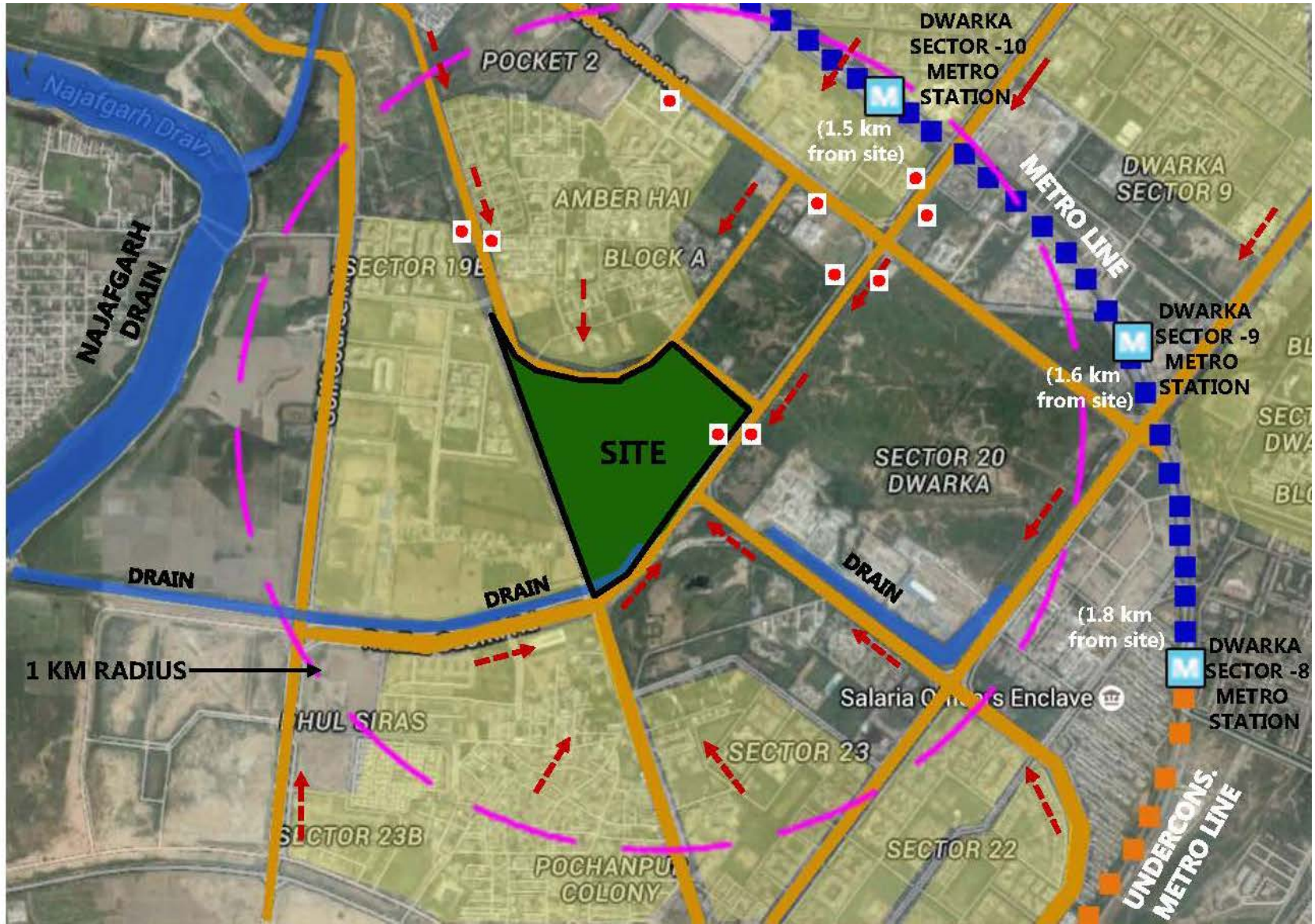


The Site is approx. 62 Acres and is well-connected to the immediate City, Delhi and region for hosting large events

Development, Operations and Maintenance of Integrated Sports complex in Sector 19 B, Dwarka under Public Private Partnership Model

SITE – OPPORTUNITIES & CHALLENGES

Excellent connectivity of Metro, Roads and Rail making it the IDEAL site for Stadium



Development, Operations and Maintenance of Integrated Sports complex in Sector 19 B, Dwarka under Public Private Partnership Model

SITE – OPPORTUNITIES & CHALLENGES



Well connected, Levelled site ideal for Sports Infrastructure Development

Development, Operations and Maintenance of Integrated Sports complex in Sector 19 B,
Dwarka under Public Private Partnership Model

SITE – OPPORTUNITIES & CHALLENGES



Google earth

feet
km

4000

1

Development, Operations and Maintenance of Integrated Sports complex in Sector 19 B,
Dwarka under Public Private Partnership Model



collage
design

