

# **Andhra Pradesh Industrial Infrastructure Corporation Limited**

(A Govt. of Andhra Pradesh Undertaking)



## **EXPRESSION OF INTEREST**

# **Development of Private Industrial Parks in Andhra Pradesh under Model – I & II of the Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29**

March 2025

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**Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC)**

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## **1. DISCLAIMER**

The information in this document has been prepared to assist the applicants in preparing the non-binding EOI and it is clarified that:

- a) It does not constitute an invitation to offer or an offer in relation to the transaction.
- b) This document does not constitute any contract or agreement of any kind whatsoever.
- c) This document does not and does not purport to contain all the information that interested firms and their advisors would desire or require in reaching decisions pertaining to any transaction. Interested applicant should form their own view as to what information is relevant to such decisions and make their own independent investigations in relation to any additional information.
- d) Neither the information in this document nor any other written or oral information in relation to the transaction or otherwise is intended to form the basis of or the inducement for any investment activity or any decision to enter any contract or arrangement in relation to the transaction and should not be relied on as such. APIIC nor their employees or advisors shall responsible / liable to any party in any way for costs associated in preparation & submission of EOI.
- e) APIIC is not bound to accept any or all the EOIs. APIIC reserves the right to reject any or all EOIs without assigning any reasons. No applicant shall have any cause of action or claim against APIIC or its officers, employees, advisors, agents, successors, or assignees for rejection of this EOI. APIIC shall be entitled to invite proposals from entities other than the Applicants who have submitted EOI.
- f) Failure to provide information that is essential to evaluate the applicant's qualifications or substantiation of the information supplied, shall result in disqualification of the applicant from the EOI process.
- g) It shall not be assumed that there shall be no deviation or change in any of the herein mentioned information. While this document has been prepared in good faith, neither APIIC nor any of their respective officers or employees or advisors or agents make any representation or warranty or shall have any responsibility or liability whatsoever in respect of any statements or omissions here from. Any liability is accordingly expressly disclaimed by APIIC or any of their respective officers, employees, advisors, or agents, whether negligent or otherwise.

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## **2. INVITATION FOR EXPRESSION OF INTEREST**

### **2.1. Background**

2.1.1. The Andhra Pradesh Industrial Infrastructure Corporation Limited (the **"Authority" or "APIIC"**) is a wholly owned Corporation of the Government of Andhra Pradesh responsible for development of Industrial Infrastructure including Industrial Parks, sheds in the state. Since its inception in 1973, the Corporation has developed a total of 547 Industrial Estates, breakup of which is provided below:

Industrial Parks	211
MSME Parks	28
Auto Nagars	31
Multi Product SEZs	4
IT SEZs	4
Growth Centers	2
Bulk Land Parcels	267
<b>TOTAL</b>	<b>547</b>

2.1.2. APIIC is one on of the 2 nodal agencies along with the APMSMEDC to oversee the implementation process of the Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29. The objective of the policy is as follows: -

- a) To promote and enable the development of world class Industrial Parks by private sector agencies in Andhra Pradesh.
- b) To generate employment and attract investment by enabling the formation of a conducive environment to bring in investments in the state.
- c) To enable provision for world class Operation & Maintenance in the Industrial Parks in the state
- d) Create an enabling framework for pooling of land from farmers for creation of Industrial Parks
- e) To promote the establishment of sector specific industrial park

2.1.3. The Policy is also applicable for the development of the Sector Specific Industrial Parks such as the: -

- a) Biotechnology Park
- b) Pharmaceutical Park
- c) Toy Park
- d) Electric Vehicles Park
- e) Semiconductor Park
- f) Defence and Aerospace Park
- g) Food Processing Parks including Agro-Processing and Aqua- Processing Park
- h) Leather Parks

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- i) Textiles Parks
- j) Specific Product Park
- k) Parks for downstream industries of evolving needs
- l) Drone Manufacturing Parks
- m) Any other park as may be decided by the Government from time to time.

2.1.4. The broad three models for development of industrial parks having private sector participation envisaged under the policy are as follows: -

- a) **Model - I: Industrial Park Development with complete private land** - Private Developer acquires land on its own or Pools the lands and develops the Industrial Park with the required infrastructure and facilities.
- b) **Model - II: Industrial Park Development with Partial Government / APIIC Land** - Private Developer acquires or pools most of the required lands and seeks support from the Govt. to consolidate the Govt. lands within or around the proposed park for contiguity purpose. Govt. will facilitate in consolidating the requisite land parcels for the project. Based on the extent of land consolidated by the Government / APIIC, the Private Developer will share proportionate number of developed plots to the Nodal Agency / APIIC.
- c) **Model - III: Industrial Park Development with Complete Government/APIIC Land.** The Executive Agency viz, APIIC and APMSMEDC will select the Private Developers selected through an open, transparent and a competitive bidding process. A Transaction Advisor shall be selected and appointed by the nodal agency for the purpose of managing the entire bidding process consistent with the appropriate Public Private Partnership (PPP) Transaction Structure as approved by the Govt. or any instrumentality / body / committee authorized by it. The selected Private Developer shall enter into an Agreement (notified as part of the bidding documents) for undertaking the project development activities such as designing, financing, construction, operation & maintenance, and marketing of the Industrial Parks.

2.1.5. APIIC thus invites EoI from prospective Real Estate Landowners / Developers who are having contiguous land available with them of more than 2 Acres within Andhra Pradesh and are keen to develop the Industrial Park over such land. The Private Industrial Parks Policy has categorized 4 types of parks that can be developed under the ambit of this policy:

Type of Park	Extent Range
Nano Park	Upto 10 Acres

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Type of Park	Extent Range
MSME Park	10 Acres to 100 Acres
Large Park	100 Acres to 1,000 Acres
Mega Park	More than 1,000 Acres

2.1.6. The Government of Andhra Pradesh has come out with numerous policies to attract more and more industrial units to be established in the state and the Government is expecting that the existing capacity of the Industrial Parks developed by Government through APIIC and the existing Private Parks in the state shall not suffice the demand for industrial land in the state. Some of the policies issued by the Government in the recent months prior to issuance of this EoI includes: -

S. No.	G.O. No.	Policy
1	G.O. Ms. No. 5 dated 30.10.2024	AP Electronics Manufacturing Policy (4.0) 2024-29
2	G.O. Ms. No. 88 dated 11.12.2024	AP Sustainable Electric Mobility Policy (4.0) 2024-29
3	G.O. Ms. No. 89 dated 11.12.2024	AP Textile, Apparel and Garments Policy (4.0) 2024-29
4	G.O.Ms.No.69 dated 26.10.2024	AP MSME & Entrepreneur Development Policy (4.0) 2024-29
5	G.O. Ms. No. 71 dated 26.10.2024	New Andhra Pradesh Food Processing Policy (4.0) 2024-29
6	G.O. Ms. No. 68 dated 26.10.2024	New Andhra Pradesh Industrial Development Policy (4.0) 2024-29
7	G.O. Ms. No. 6 dated 14.11.2024	Andhra Pradesh Data Center Policy (4.0) 2024-29
8	G.O. Ms. No. 7 dated 14.11. 2024	Andhra Pradesh Semiconductor and Display Fab Policy (4.0) 2024-29

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- 2.1.7. The Private Industrial Park Developer shall be eligible for getting support from the Government of Andhra Pradesh in getting the external infrastructure such as road, water and power until the battery limits of the proposed Private Industrial Park
- 2.1.8. The Private Industrial Park Developers shall be eligible for the incentives which are part of the Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29 issued vide G.O. Ms. No. 67 issued by the Industries and Commerce (Infra) Dept. dated 26.10.2024. A brief overview of the incentives and subsidies provided in the policy is provided below for perusal: -
- a) Upto 100% exemption of Conversion Charges applicable in case of conversion of Agricultural land to Non-Agricultural land
  - b) Upto 100% exemption of charges for Change of Land Use in the Master Plan notified, wherever applicable
  - c) Upto 100% exemption for Layout Approval
  - d) Upto 100% exemption of Stamp Duty and Registration Charges for pooling the lands for the Industrial Parks
- 2.1.9. If the Developer is keen on development of Nano or MSME Parks, then the Developer shall be eligible for a Capital Subsidy of upto Rs. 5 lakhs per acre and phase wise release schedule of Capital Subsidy as per milestones is given below:

<b>Subsidy release phase</b>	<b>Progress Status</b>	<b>Milestone Achieved</b>	<b>Milestone of incentive / subsidy release</b>
Phase - I	Approval of the Project	Minimum Assured External Infra such as Road, Power, Water, etc.	Upfront incentives sanctioned
Phase - II	25% progress	Upto 25% area developed or 15% of area allotted, whichever is higher	30% of subsidy amount
Phase – III	75% progress	Upto 75% area developed or 50% of area allotted, whichever is higher;	20% of subsidy amount
Phase - IV	100 % Complete	100% area developed; CFC in place; 75% area allotted	20% of subsidy amount

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Subsidy release phase	Progress Status	Milestone Achieved	Milestone of incentive / subsidy release
Phase - V	Operational Park	>80% area allotted; 20% area implemented	Last 30% subsidy amount release

Further if the Developer is keen on development of Large or Mega Parks, then the Developer shall be eligible for a Capital Subsidy of upto Rs. 3 lakhs per acre and phase wise release schedule of Capital Subsidy as per milestones is given below:

Subsidy release phase	Progress Status	Milestone Achieved	Milestone of incentive / subsidy release
Phase - I	Approval of the Project	Minimum Assured External Infra such as Road, Power, Water, etc.	Upfront incentives sanctioned
Phase - II	25% progress	Upto 25% area developed or 15% of area allotted, whichever is higher	30% of subsidy amount
Phase – III	75% progress	Upto 75% area developed or 50% of area allotted, whichever is higher;	20% of subsidy amount
Phase - IV	100 % Complete	100% area developed; CFC in place; 75% area allotted	20% of subsidy amount
Phase - V	Operational Park	>80% area allotted; 20% area implemented	Last 30% subsidy amount release

2.2. The Private Industrial Park Developer shall be eligible for the incentives and external infrastructure as per the evaluation process elaborated in the Operational Guidelines of the Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29 issued vide G.O. Ms. No. 31 dated 09.03.2025.

**2.3. Eligibility criteria for submission of Expression of Interest**

2.3.1. The Applicant for Expression of Interest may be a single entity or a group of entities (the "Consortium"), coming together to implement the Project. Applicants interested



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in the project need to furnish documents certifying possession of land for which they are keen to develop the Industrial Park. The extent of land should not be less than 2 Acres.

**2.4. Stages after the submission of the EoI**

2.4.1. APIIC may get in touch with the applicants submitting a response to the EOI to get further clarifications, if required.

2.4.2. After assessing the responses from the applicants, APIIC will initiate the process of development of external infrastructure to the proposed Industrial Park for the Developers as per the Operational Guidelines to the Private Industrial Policy.

2.4.3. APIIC shall process the EoI's received in accordance with the procedure outlined for Model – I & Model – II proposals of the **Operational Guidelines of the Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29 issued vide G.O. Ms. No. 31 dated 09.03.2025.**

**2.5. Submission of the Expression of Interest**

Private Developers keen to develop Private Industrial Parks are required to submit their Expression of Interest by clicking on the link along with the DPR in full shape as provided in Annexure – II to this EoI: -

**<http://103.210.73.30:9090/IndustrialPark/Developer-form>**

EoI submitted through Telex / Telegraphic / Fax / email / by hand or post will not be considered and summarily rejected. The Official Website of the Authority is: <http://www.apiic.in>. All details including any due date extensions, clarifications, amendments, addenda, corrigenda, etc., in respect of this notification will be uploaded only to the website of APIIC and will not be published in Newspapers. In case facing any issue in filing of application or the need for any clarification, please contact the below official from APIIC: -

Sri. P Ratnakar  
OSD (PPP Policy)  
9<sup>th</sup> floor, APIIC Head Office  
Plot No. 1, IT Park Layout  
Mangalagiri (Guntur) – 522503  
Email: [osd-ppp@apiic.in](mailto:osd-ppp@apiic.in)  
Mobile: (+91) 9701735718

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### **3. INFORMATION AND INSTRUCTION TO APPLICANTS**

- 3.1.1. All information called for in the Annexure should be furnished against the relevant columns in the forms. Even if no information is to be provided in a column, a 'nil' or 'no such case' entry should be made in that column. If any particulars/ query is not applicable in case of the applicant, it should be stated as 'not applicable'. The applicants are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information shall result in the applicant being summarily disqualified.
- 3.1.2. The Applicant may furnish any additional information, which is deemed necessary to establish capability to successfully complete the envisaged project. Superfluous information need not be furnished, and no information shall be entertained after submission of EOI document unless specifically called for.
- 3.1.3. Any information furnished by the Applicant found to be incorrect either immediately or later, would render him liable to be debarred from taking up the project.

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**4. APPENDIX A1: Proposal format for Private Industrial Park / Flatted Factory Complex Developer (TO BE FILLED IN WEBSITE OF APIIC)**

1	Name and Address of Developer		
2	Name and contact details of the Authorized Signatory of the Developer (with details of Board resolution Authorizing the Developer to apply in case of a company or partnership)		
3	Details of Registration of Developer Entity (Registration No, registering authority, copy of Registration certificate, Memorandum of Association and Association of Article)		
4	Details of Permanent Account Number (PAN) and Goods & Service Tax (GST) Registration		
5	Extent of land		
6	Survey Number details		
7	Whether the land is under the ownership and possession of the Developer		
8	Model to be adopted for Industrial Park Development		Model – I / Model - II
9	Projected Development Cost in terms of expenditure on components under the Group B of Clause 7.1.1		
10	Details of development that will be carried out with timelines		
	Nature of Development activity (Refer the notes to fill this column)	Development shall be started by estimated date	Development shall be completed by estimated date
11	Extent of Agriculture land required to be converted for Non-Agricultural Land usage in Acres		
12	Per acre conversion fee levied by Govt. of Andhra Pradesh in Indian Rupees		
13	<b>Total amount to be exempted in terms of Conversion Charges in Indian Rupees (11) x (12)</b>		
14	Extent of land in Acres for which the 'Change of Land Use' permission to be taken if Master Plan is notified for the area on which the Industrial Park is proposed		
15	Per acre 'Change of Land Use' fee levied by Govt. of Andhra Pradesh in Indian Rupees		
16	<b>Total amount to be exempted in terms of 'Change of Land Use' fee in Indian Rupees (14) x (15)</b>		
17	Estimated total 'Layout Approval' Fee to be exempted in Indian Rupees		
18	Whether land for development of proposed Industrial Park is consolidated under the 'Land Pooling' model		Yes / No
19	If the response to S. No. 18 is yes, then mention the total area of land pooled in acres		
19	Registration Charges to be incurred for land pooled under the policy in Indian Rupees		
20	Stamp Duty Charges to be incurred for land pooled under the policy in Indian Rupees		
21	Total of the registration and the stamp duty charges that shall be incurred for pooled land for which exemption is sought in Indian Rupees (19) + (20)		

- Developer to add as many rows as necessary.
- Mention 'Not Applicable' to the field which is not relevant.

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- All items of development, such as land development, built up space, common facilities, power, street lighting, water supply, sewage and effluent treatment, garbage removal and disposal, etc. shall be listed out and phase wise development is permitted, and should be described as such in this format.

**Affirmation**

I am authorized by Board Resolution No / Reference Correspondence Number of the Developer Entity to apply for a Private Industrial Park Development Approval Order No.\_\_\_\_\_. I have read and understood the terms and conditions of the Private Industrial Park Policy Guidelines to abide by these terms. I apply here by for a Private Industrial Park Development Approval Order. All the statements made above are true to the best of my knowledge and belief.

Authorised Signatory

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## **5. APPENDIX A2: Terms of reference for preparation of DPR**

### **i. Overview:**

- a. Suitability of location
- b. Suitability of proposed line of activity of the proposed manufacturing units with the Industrial Park Infrastructure
- c. Present Status:
  - i. Availability of land & status of acquisitions.
  - ii. List of requisite clearances to be taken.
  - iii. Identification, agreement/ MoU with Anchor Units / Beneficiary units.

### **ii. Total cost of the project with break-up for major facilities**

### **iii. Base date and basis of estimating the cost.**

- iv. **Mode of funding & Phasing of expenditure** i.e., contribution of various stakeholders, (GOI, State Govt. & Other Agencies).

### **v. Land requirement and its distribution (Facility-wise)**

- vi. Physical facilities being planned - capacities: backward & forward linkage.

### **vii. Name of the Implementing & Managing Agency, brief indication on responsibilities/obligation (during implementation & future).**

### **viii. Gestation period, activity chart (PERT/CPM), major milestones/targets and date of commencement of operation.**

### **ix. Quantification of benefits in terms of increase in production, employment, exports, and investments.**

- x. **Sustainability issues:** Projected O&M expenditure & means of meeting the same.

### **xi. Financial viability:**

- a. Cash flow statement
- b. Means of Finance
- c. Viability indicators in terms of Break-Even Period, Internal Rate of Return (IRR), etc.

### **xii. Master plan of the area,** mapping the external infrastructure components for which the assistance is being sought from the Government and any other external infrastructure that the Developer proposes to arrange on its own.

### **xiii. Map of the land parcel in one of the following formats compatible with the PM Gati Shakti Portal: -**

- **Shapefile (.shp):** A popular geospatial vector data format for geographic information system (GIS) software.
- **GeoJSON (. geojson):** A format for encoding a variety of geographic data structures using JavaScript Object Notation (JSON).
- **KML (.kml):** Keyhole Markup Language, used for displaying geographic data in an Earth browser such as Google Earth.

Note: The Application is liable to be rejected if the DPR submitted by the Applicant / Private Developer has missing information with reference to the above-mentioned points.

