

Andhra Pradesh Industrial Infrastructure Corporation Limited

(A Govt. of Andhra Pradesh Undertaking)



EXPRESSION OF INTEREST (EoI)

**Selection of Developer
for**

**Development, Operation and Maintenance of Large
Industrial Parks on Public-Private Partnership (PPP)
basis at various locations in Andhra Pradesh**

May 2025

Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC)

9th, 10th & 11th floor, APIIC Towers, Plot No-1, IT Park, Mangalagiri, Guntur (Dist.), AP-522503

TABLE OF CONTENTS

1.	Disclaimer	3
2.	Background.....	5
2.1	About Andhra Pradesh Industrial Infrastructure Corporation	5
2.2	Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29	5
2.3	Policy initiatives by Government of Andhra Pradesh to attract investments in the state	8
3.	Objective of the EoI	9
3.1	Introduction	9
3.2	Salient features and envisaged infrastructure	10
3.3	Timelines	11
4.	Role of the Selected Developer	12
5.	Role of APIIC	12
6.	EoI Submission Guidelines.....	13
6.1	Eligibility criteria for submission of Expression of Interest.....	13
6.2	Format and signing of EOI Application.....	13
6.3	Submission of EOI Application.....	14
7.	Annexures	15
7.1	Form-A : Letter of Application	15
7.2	Form-B: Details of Applicant	17
7.3	Form-C: Details of Experience	19
7.4	Form-D: Brief narrative about the implementation of Proposed Project / Investment, if selected	20
7.5	Form-E: Letter of Acceptance (In case of a Consortium).....	21
7.6	Policies and Operational Guidelines	23
7.7	Summary Note on lands identified for development of Large Industrial Parks on PPP basis	24

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:

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- b) This document does not and does not purport to contain all the information that interested Applicants, and their advisors would desire or require.
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- f) APIIC also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this document. APIIC 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 document.

- g) 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 the EOI. APIIC shall be entitled to invite proposals from entities other than the Applicants who have submitted EOI.
- h) 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.
- i) 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.
- j) The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Eoi including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by APIIC or any other costs incurred in connection with or relating to its Eoi. All such costs and expenses will remain with the Applicant and APIIC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Applicant in preparation or submission of the Eoi, regardless of the conduct or outcome of the Eoi Process.

2. BACKGROUND

2.1 About Andhra Pradesh Industrial Infrastructure Corporation

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:

Type of Industrial Parks	Number of Parks
Multi Product Industrial Parks	211
MSME Parks	28
Auto Nagars	31
Multi Product SEZs	4
IT SEZs	4
Growth Centers	2
Bulk Land Parcels	267
TOTAL	547

2.2 Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29

2.2.1 APIIC is one of the nodal agencies 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](#) issued vide G.O. Ms. No. 67 issued by the Industries and Commerce (Infra) Dept. dated 26.10.2024. The objective of the policy is as follows: -

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

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

- Biotechnology Park
- Pharmaceutical Park
- Toy Park
- Electric Vehicles Park
- Semiconductor Park
- Defense and Aerospace Park
- Food Processing Parks including Agro-Processing and Aqua- Processing Park
- Leather Parks
- Textiles Parks
- Specific Product Park
- Parks for downstream industries of evolving needs
- Drone Manufacturing Parks
- Any other park as may be decided by the Government from time to time.

2.2.3 The policy envisages following three models for development of industrial parks with private sector participation:

- **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.
- **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.
- **Model-III: Industrial Park Development with Complete Government/APIIC Land.** APIIC will select the Private Developers selected through an open, transparent and a competitive bidding process.

2.2.4 The Private 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.

2.2.5 The Private Developers shall also be **eligible for various 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. A brief overview of the incentives and subsidies provided in the policy for the private developers is provided below:

- Upto 100% exemption of Conversion Charges applicable in case of conversion of Agricultural land to Non-Agricultural land
- Upto 100% exemption of charges for Change of Land Use in the Master Plan notified, wherever applicable
- Upto 100% exemption for Layout Approval
- Upto 100% exemption of Stamp Duty and Registration Charges for pooling the lands for the Industrial Parks

2.2.6 The Developers for Large Parks shall be eligible for a Capital Subsidy of upto **Rs. 3 lakh 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

Expression of Interest: Selection of Developer for Development, Operation and Maintenance of Large Industrial Parks on Public-Private Partnership (PPP) basis at various locations in Andhra Pradesh

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

2.3 Policy initiatives by Government of Andhra Pradesh to attract investments in the state

2.3.1 The Government of Andhra Pradesh has come out with numerous policies to attract more and more industrial units to be established in the state. Some of the recent policies issued by the Government of Andhra Pradesh 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

3. OBJECTIVE OF THE EOI

3.1 Introduction

3.1.1 APIIC intends to select a Developer for Development, Operation and Maintenance of Large Industrial Parks on Public-Private Partnership (PPP) basis, at following **indicative** locations in Andhra Pradesh:

S. No	District	Mandal	Industrial Cluster	Location	Type of Industrial Cluster proposed *	Extent earmarked for Large Industrial Park (in Acre)
1	Anakapalli	Rambilli	Atchutapuram	Rambilli	Multiproduct	290.46
2	Anantapur	Kalyandurg	Thimmasamudram	Thimmasamudram	Aerospace & Auto Ancillaries	433.79
3	Chittoor	Nagari	Kosalanagaram	Kosalanagaram	Multiproduct	500.00
4	Kurnool	Orvakal	Guttapadu	Meedivemula	EV mobility	300.00
5	Kurnool	Orvakal	Komarolu	Komarolu	Drone	300.00
6	NTR	Jaggayyapeta	Jayanthipuram	Jayanthipuram	Defense	498.93
7	Palnadu	Macherla	Kothapalli	Kothapalli	Medical Devices	477.78
8	Prakasam	Donakonda	Donakonda	Badapuram	Multiproduct	380.00
9	Srikakulam	Santabommali	Santabommali	Akasalakkavaram, Kakarapalli	Chemical	350.00
10	Tirupati	Thottambedu, B.N.Kandriga	Routhusurmala	Gowdamala, B.S.Puram, Alathuru, Kothapalem	Multiproduct	481.50

Note: The type of Industrial Cluster proposed is tentative in nature and final typology of the Industrial Park will be finalized by the selected Developer in consultation with APIIC. Further the above locations are also indicative in nature and the layouts provided in annexure are also indicative.

3.1.2 The objective of this Eoi is to understand the interest and expectations of the interested business entities in the proposed projects to be developed on PPP basis.

3.2 Salient features and envisaged infrastructure

3.2.1 The Project shall be implemented in accordance with the specifications provided under the Operational Guidelines for “[Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure \(4.0\) 2024-29](#)”

3.2.2 The proposed large industrial parks at various locations in the state of Andhra Pradesh may incorporate industrial plots as well as ready to move / ready to start (through plug and play) facilities, alongwith common industrial infrastructure and facilities, allowing integration of supply and value chains in a contiguous area. It will also be equipped with world-class facilities for both industrial units and workers working and staying in and around the Park.

3.2.3 The indicative **Core & Enabling Infrastructure** for the Park include:

- Land Development
- Compound Wall
- Gate House and Security Gates
- Internal Roads and Parking
- Storm Water Drainage System
- Water Supply System
- Sewage Collection and Treatment Systems
- Electricity Supply / Power Infrastructure
- Signage and Landscaping
- Plot Development
- Factory Sheds / Plug and Play Infrastructure
- Effluent Treatment Plant (ETP) and related Infrastructure
- Raw Material / Finished Goods Warehouses
- Training & Skill Development centers
- Admin Complex
- Buildings for common facilities like testing laboratory (including equipment), design center (including equipment), trade center / display center, warehousing facility / raw material depot, packaging units, canteen, offices of service providers within industrial park, labor resting facilities, marketing support system offices (backward / forward linkages), etc.
- Any other infrastructure facilities

3.2.4 And the indicative **Specialized and Social Infrastructure** for the Park may include:

- Commercial Office Spaces
- Meetings, Incentives, Convention & Exhibition (MICE) centers
- Educational institutions and Skill development training centers
- Hotels, Company Executive Service Apartments
- Industrial Housing, Working Women Hostels, Affordable Rental Housing (dormitory type)
- Hospitals / Health care Facilities
- Entertainment centers and shopping malls
- Creche
- Common Processing Facility
- Material Handling Facilities
- Amenities and Transportation Facilities

Note: The above list of infrastructure is indicative in nature and final components / infrastructure of the Industrial Park will be finalized by the selected Developer in consultation with APIIC.

3.3 Timelines

S.No.	Milestone	Date
1.	Issuance of EOI Document	22/05/2025
2.	Last date for receiving queries/clarifications. Applicants who are interested to participate in pre-EOI Meeting should confirm the same by sending an email to osd-ppp@apiic.in , latest by 15:00 hours	26/05/2025
3.	Pre-EOI Meeting with prospective Applicants through Video Conference. VC Link to be obtained from osd-ppp@apiic.in	28/05/2025
4.	Publication of APIIC's responses on queries on the website	30/05/2025
5.	Last date for submission of EOI Application	06/06/2025

Note: Interested parties are requested to keep on checking APIIC website (<https://apiic.in/>) for receiving updates.

4. ROLE OF THE SELECTED DEVELOPER

4.1.1 The Selected Developer shall be entirely responsible for:

- a) Preparation of Master Plan and Detailed Project Report (DPR) in consultation with APIIC,
- b) Mobilizing funds for the Project and achievement of financial closure,
- c) Procurement of all necessary approvals, sanctions, permits etc required for commencing and implementing the Project.
- d) Implementation of the Project as per specifications and time schedule provided in the definitive Agreement
- e) Marketing and promotion of the Project,
- f) Operation and maintenance of the Project safely and securely as per the standards to provide the required levels of service to its users,
- g) Upkeep of safety and quality standards at all amenities of the Project,
- h) Collection, appropriation and allocation of revenue, fees, charges from the users of the Project,
- i) Payment of all dues under the Definitive Agreement to APIIC / other concerned government authorities.

5. ROLE OF APIIC

5.1.1 APIIC shall be responsible for:

- a) Handover the encumbrance free possession of land to the Selected Developer
- b) Provide reasonable support and assistance to the Selected Developer in procuring Applicable Permits required from any Government Instrumentality for implementation and operation of the Project
- c) Provide reasonable assistance to the Selected Developer in obtaining access to all necessary no less favourable to the Selected Developer than those generally available to commercial customers receiving substantially equivalent services
- d) Procure External Infrastructure upto the boundary of the Project site.
- e) Assist the selected Developer in getting incentives available under Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29.

6. EOI SUBMISSION GUIDELINES

6.1 Eligibility criteria for submission of Expression of Interest

6.1.1 The Applicant for Expression of Interest may be a single entity or a group of entities (the “Consortium”), coming together to implement the Project.

6.1.2 National and International Companies, who are having experience of developing below projects or facilities may apply for this Eoi:

- Single or Multi Product Industrial Area/ SEZ; **or**
- Industrial Infrastructure Projects including Park components like Water Supply (Reservoir, WTP, Water Distribution Network etc), CETP & Drainage (Effluent Network, CETP Plant, TSDF etc), Power (Sub-stations, HT Distribution Network), etc; **or**
- Commercial Infrastructure (Offices, Hotels, Convention Center, Commercial Complex); **or**
- Housing & Social Infra (Residential buildings, Workers Hostel, Hospitals, School); **or**
- Logistics Infrastructure (Warehouse, etc), **or**
- Any other buildings or facilities of similar nature.

6.1.3 Large national and international manufacturing companies are also encouraged to apply for the same in consortia with their subsidiaries (if any) engaged in industrial infrastructure business and/or other industrial infrastructure developers. The applicants may jointly bid with an “Anchor Tenant”.

6.2 Format and signing of EOI Application

6.2.1 The Applicant shall provide all the information sought under this EOI. The Authority will evaluate only those EOI Applications that are received in the required formats and complete in all respects. Incomplete and /or conditional EOI Applications shall be liable to rejection.

6.3 Submission of EOI Application

- 6.3.1 The Applicant shall submit the EOI Application in the format specified at **7.1 to 7.5** of Annexures, and submit the same through email on osd-ppp@apiic.in
- 6.3.2 Interested parties are encouraged to send their queries to the above specified communication address by e-mail.
- 6.3.3 For inquiries and clarifications related to this Eoi, please reach out to osd-ppp@apiic.in
- 6.3.4 APIIC reserves the right to publish amendments or reject this Eoi at any point of time.

7. ANNEXURES

7.1 Form-A : Letter of Application

(On Letterhead)

Dated: dd/ mm/ yyyy

To,
The Vice Chairman & Managing Director,
Andhra Pradesh Industrial Infrastructure Corporation Limited,
11th floor, APIIC Towers, Plot No-1, IT Park,
Mangalagiri, Guntur (Dist.), AP-522503

Sub: Expression of Interest (Eol) Application for Selection of Developer for Development, Operation and Maintenance of Large Industrial Park on Public-Private Partnership (PPP) basis at _____ (District, Mandal & Village Name of the location)

Dear Sir,

In response to your invitation for Expression of Interest for the captioned subject matter, we submit our Eol in the prescribed format.

1. I / We hereby attest that all the claims stated in the enclosed form's information and the supporting statements are accurate and true.
2. I / We have provided all relevant data and information required for the EOI
3. I / We also provide APIIC or its authorized agency permission to speak with potential clients, employers, and business partners to assess our professionalism and overall standing
4. I / We submit the certificates to demonstrate our qualifications, technical expertise, and capacity for having successfully produced or constructed projects in accordance with the required format.
5. I / We understand that APIIC will be at liberty to finalize project parameters and issue global RFP for the project.
6. I / We understand that this Eol document is not an agreement and is neither an offer nor invitation by the APIIC and participating in this Eol does not guarantee award of work to us.

Expression of Interest: Selection of Developer for Development, Operation and Maintenance of Large Industrial Parks on Public-Private Partnership (PPP) basis at various locations in Andhra Pradesh

Accordingly, we have submitted the details enclosed to this letter.

Thanking you,

Yours sincerely,

(Name, Signature)

Address of Communication

7.2 Form-B: Details of Applicant

1	General Details			
A	Name			
B	Country of incorporation:			
C	Address of the corporate headquarters and its branch office(s), if any, in India:			
D	Date of incorporation and/or commencement of business:			
E	Financials of the firm (Please attach the copies of the Audited Annual Financial Statements of the Applicant for last three years)	Amount in INR Crores		
		Financial Year	2023- 24	2022- 23
		Turnover		
		Net worth		
2	Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Project:			
3	Details of individual(s) who will serve as the point of contact / communication for the Authority			
	Name			
	Designation			
	Company			
	Address			
	Telephone Number			
	Email			
	Fax			
4	Particulars of the Authorized Signatory of the Applicant			
	Name			
	Designation			
	Company			
	Address			
	Telephone Number			
	Email			
	Fax			

Expression of Interest: Selection of Developer for Development, Operation and Maintenance of Large Industrial Parks on Public-Private Partnership (PPP) basis at various locations in Andhra Pradesh

Notes:

1. In case of a Consortium:

- The information above (1-4) should be provided for all the Members of the Consortium.
- Information regarding the role of each Member should be provided as per table below:

S No.	Name of Member	Role	Proposed percentage of equity in the Consortium
1			
2			
3			

- The following information shall also be provided for each Member of the Consortium:

Name of Applicant/ member of Consortium:

S No.	Criteria	Yes	No
1	Has the Applicant/ constituent of the Consortium been barred by the Central / State Government, or any entity controlled by it, from participating in any project.		
2	If the answer to 1 is yes, does the bar subsist as on the date of EOI Application Due Date.		
3	Has the Applicant/ constituent of the Consortium paid liquidated damages of more than 5% of the contract value in a contract due to delay or has been penalized due to any other reason in relation to execution of a contract, in the last three years?		

2. A statement by the Applicant and each of the Members of its Consortium (where applicable) disclosing material non-performance or contractual non-compliance in past projects, contractual disputes and litigation/ arbitration in the recent past is given below: (Attach extra sheets, if necessary)

7.3 Form-C: Details of Experience

S. No.	Name of the project and its details (including but not limited location, size, investment, employment generation etc.)	Means of Finance (Own fund / loan / govt. funding / venture capital fund /other)	Name of Applicant entity executing this project	Value of the Project	Period of Execution & date of completion	Present Status of the Project
1						
2						
3						
4						
5						
6						
.						
.						

Note: Provide Exhaustive details of the project

7.4 Form-D: Brief narrative about the implementation of Proposed Project / Investment, if selected

S. No.	Description	Applicant's response
1	Detailed Strategy for development of Park (You are requested to attach a brief / suggestion on the activities and development that you would like to undertake capturing the salient features, envisaged investment, assessment regarding technical and financial feasibility of the project, employment generation potential and likely financial model)	
2	<ul style="list-style-type: none">• Means of Financing?• What is your investment threshold size?• Proposed mode of mobilizing investment?• Fund mobilizing timeline?	
3	Considering the extent of area and the available resources, how much time it would take for you to develop the entire area?	
4	Any other suggestion / views	
5	Proposed Recovery Mechanism / Model and Revenue Sharing Mechanism / Model with APIIC	

7.5 Form-E: Letter of Acceptance (In case of a Consortium)

(On Letterhead)

Dated: dd/ mm/ yyyy

To,

The Vice Chairman & Managing Director,
Andhra Pradesh Industrial Infrastructure Corporation Limited,
11th floor, APIIC Towers, Plot No-1, IT Park,
Mangalagiri, Guntur (Dist.), AP-522503

Sub: Expression of Interest (Eoi) Application for Selection of Developer for Development, Operation and Maintenance of Large Industrial Park on Public-Private Partnership (PPP) basis at _____ (District, Mandal & Village Name of the location)

Dear Sir,

This has reference to the EOI Application being submitted by _____ (mention the name of the Lead Member of the Bidding Consortium), as Lead Member of the Bidding Consortium comprising (mention name of the Consortium Members) for Selection of Developer for Development, Operation and Maintenance of Large Industrial Park on Public-Private Partnership (PPP) basis at _____ (District, Mandal & Village Name of the location), in response to the EOI Document dated _____.

We hereby confirm the following:

1. We (name of the Consortium Member furnishing the Letter of Acceptance), have examined in detail and have understood and satisfied ourselves regarding the contents including in respect of the following:
 - The EOI issued by the Authority;
 - All subsequent communications between the Authority and the Applicant, represented by (Mention name of the Lead Member).
 - The EOI Application being submitted by (name of the Lead Member)
2. We have satisfied ourselves regarding our role (as specified in the EOI Document) in the Project. If the Consortium is awarded the Project, we shall perform our role as outlined in the EOI to the best of our abilities. We have examined the EOI in detail and the commitments made in the same. We agree and undertake to abide by our EOI Application, and the commitments made therein.

Expression of Interest: Selection of Developer for Development, Operation and Maintenance of Large Industrial Parks on Public-Private Partnership (PPP) basis at various locations in Andhra Pradesh

3. We authorize (name of the Lead Member), as the Lead Member and authorize the same to perform all tasks including, but not limited to providing information, responding to enquiries, entering into contractual commitments etc. on behalf of the consortium in respect of this Project.

For and on behalf of:

Signature :

(Authorized Signatory of respective Consortium Member) Name of the Person :
Designation:

Company Seal :

Notes:

- *In jurisdictions that do not have statutory auditors, the firm of auditors which audits the annual accounts of the Applicant may provide the certificates required under this EOI.*
- *All blank spaces shall be suitably filled up by the Applicant to reflect the particulars relating to such Applicant*
- *Omit if the Applicant is not a Consortium*
- *The role of each Member, as may be determined by the Applicant*

7.6 Policies and Operational Guidelines

Andhra Pradesh Policy for establishment of Private Industrial Parks with ‘Plug and Play’ Industrial infrastructure (4.0) 2024-29

<https://apiic.in/plug-and-play-infrastructure-policy/>

Operational Guidelines - Andhra Pradesh Policy for establishment of Private Industrial Parks with ‘Plug and Play’ Industrial infrastructure (4.0) 2024-29 -

<https://apiic.in/wp-content/themes/custom-theme/assets/Pdfs/G.O.Ms.No.31,%20dt.09.03.2025%20reg%20Policy%20for%20establishment%20of%20Industrial%20Parks.pdf>

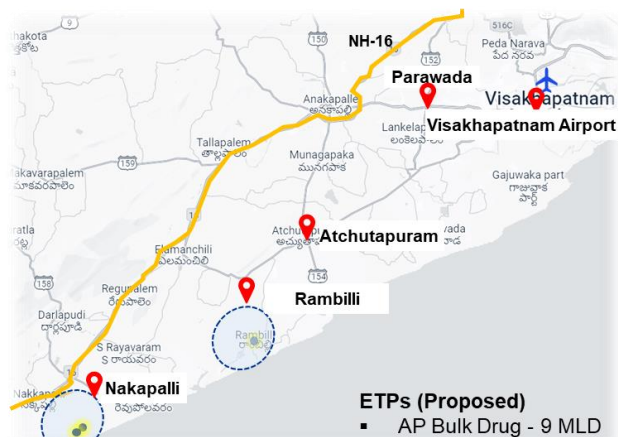
Various Policies issued by the Government of Andhra Pradesh

<https://apiic.in/policies/>

7.7 Summary Note on lands identified for development of Large Industrial Parks on PPP basis

(1) Rambilli Mandal, Anakapalli District

Government of Andhra Pradesh (GoAP) has proposed to develop Vizag – Chennai Industrial Corridor (VCIC) with the financial assistance of Asian Development Bank (ADB). VCIC is one of the key segments of the East Coast Economic Corridor (ECEC), India's first coastal economic corridor proposed between Tuticorin and Kolkata. VCIC is aimed to fulfil the objectives of “Make in India” Policy and “Act East” Policy promoted by Government of India by providing connectivity and integration with global production and value chains in emerging East Asian and Southeast Asian markets along with other global markets. VCIC, with a long coastline of 800 km dotted with existing ports such as Vizag Port, Gangavaram Port, Kakinada Port, Krishnapatnam port and the proposed ports at Bhavanapadu, Machilipatnam poised to play a crucial role in expanding the industrial output, creating employment opportunities, increasing labour productivity and skill set and raising the living standards along the East Coast of India.

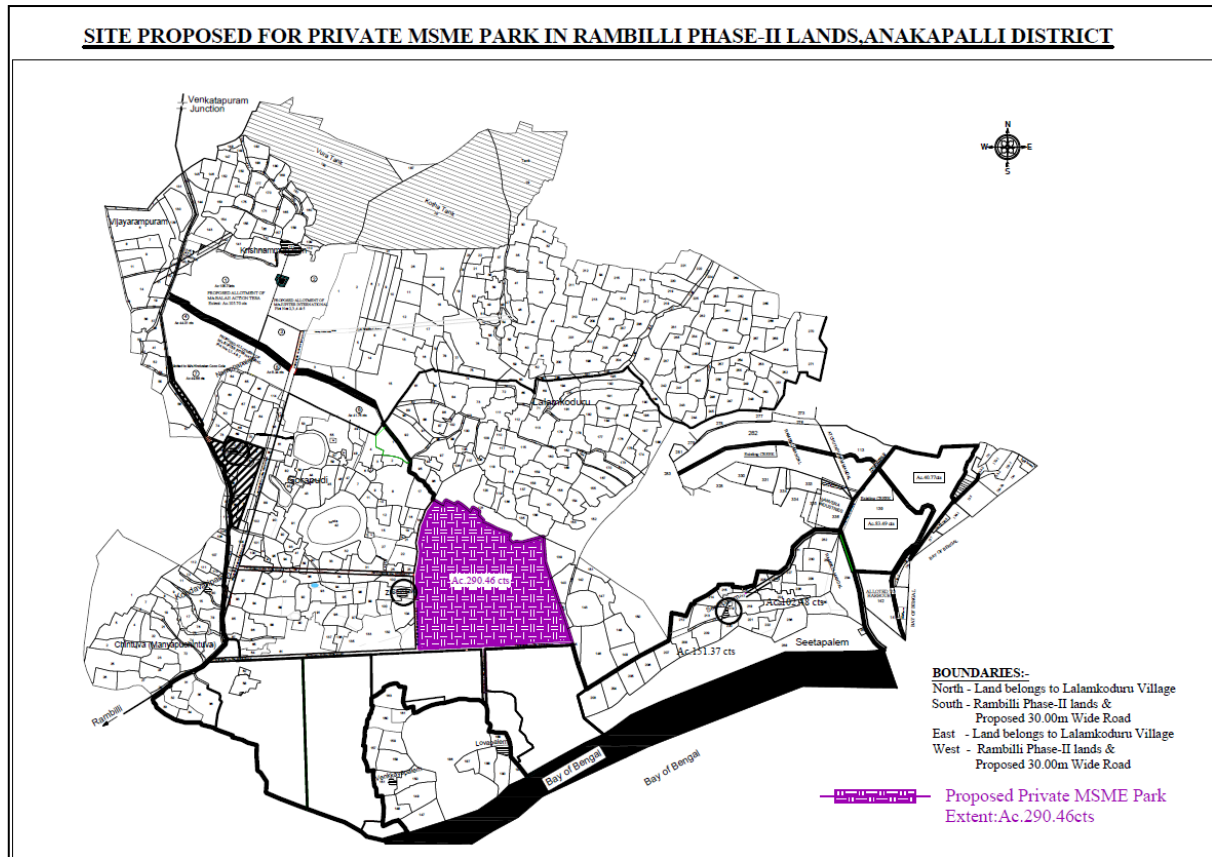


Anakapalli district (previously part of Visakhapatnam district), one of the key districts coming within the immediate influence of VCIC has all the potential to become an industrial hub. Government of Andhra Pradesh (GoAP) has embarked on major initiative of positioning Anakapalli and Visakhapatnam Districts as the central hub for various sunrise sectors in an endeavour to attract investments from National and International Players across the globe.

S. No	Details	Description
1.	District	Anakapalli (Previously part of Visakhapatnam)
2.	Road Connectivity	The project site is connected to NH-16 which is located at a distance of ~ 9.7 km.
3.	Rail Connectivity	<ul style="list-style-type: none"> The nearest railway line from the site is ~ 10.4 km. Nearest railway station is at Yelamanchili at 10.4 km
4.	Nearest Seaport	Nearest seaport is Gangavaram port at a distance of ~ 30 km
5.	Nearest Airport	Nearest airport is Visakhapatnam at a distance of ~ 35.5 km
6.	Area proposed	290.46 Ac.

Layout Map / Sketch provided in the next page.

Rambilli Phase – 2 Land Parcel Layout



Note: The type of Industrial Cluster proposed is tentative in nature and final typology of the Industrial Park will be finalized by the selected Developer in consultation with APIIC. Further the above locations are also indicative in nature and the layouts provided are also indicative.

(2) Kalyandurg Mandal, Anantapur District

The Government of Andhra Pradesh, under its Vision 2047, is committed to accelerating industrial growth by fostering a robust manufacturing ecosystem that drives employment generation and large-scale economic development. As part of this vision, the proposed Thimmasamudram Industrial Park is set to emerge as a world-class industrial hub, spanning 400 acres.

Strategically located in a business-friendly environment with excellent infrastructure, the proposed Thimmasamudram Industrial Park is expected to offer state-of-the-art facilities, seamless connectivity, and investor-friendly policies to attract national and global stakeholders. The park aims to create a self-sustained industrial ecosystem, fostering innovation, advanced manufacturing, and clean energy solutions, in alignment with Andhra Pradesh's commitment to sustainable and inclusive growth.

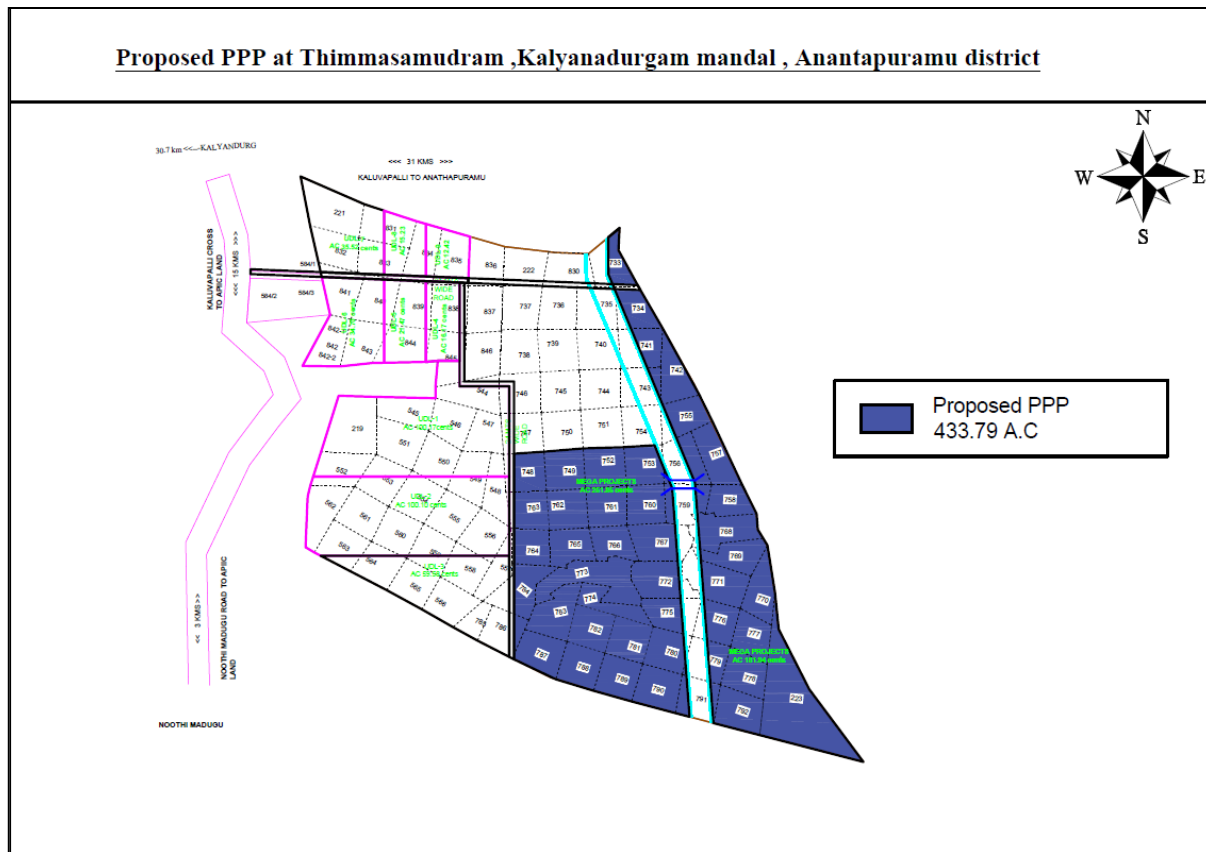
By leveraging the state's strong industrial base, skilled workforce, and progressive governance, the proposed Thimmasamudram Industrial Park will play a pivotal role in shaping the future of the engineering and automotive sectors while driving renewable energy advancements. This initiative is poised to position Andhra Pradesh as a preferred destination for industrial investments, contributing significantly to the state's economic prosperity and global competitiveness.



S. No	Details	Description
1	District	Anantapur
2	Road Connectivity	Connected to NH-44 via NH-544DD located 50 km away
3	Rail Connectivity	Kalyandurg Railway Station is located 30.6 km away
4	Nearest Seaport	Krishnapatnam Port is located 400 km away
5	Nearest Airport	Bengaluru International Airport is located 205 km away
6	Area proposed	433.79 Ac.

Layout Map / Sketch provided in the next page.

Thimmasamudram land parcel layout

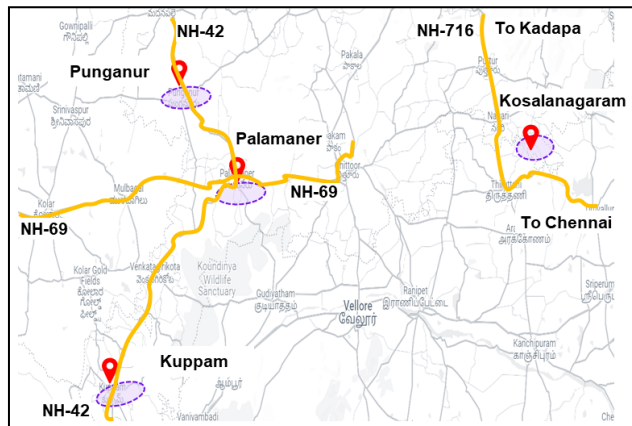


Note: The type of Industrial Cluster proposed is tentative in nature and final typology of the Industrial Park will be finalized by the selected Developer in consultation with APIIC. Further the above locations are also indicative in nature and the layouts provided are also indicative.

(3) Nagari Mandal, Chittoor District

The Economic Development Board (EDB) had identified five focus sectors in Chittoor District as an ideal investment destination to investors namely Automobile and Auto Components, Heavy and Light Engineering, Agro and Food Processing, Electrical and IT, Textile and Apparels.

The Govt. of Andhra Pradesh endeavours to develop Chittoor district into an industrial hub as it is situated at a strategic location with excellent road connectivity through the VCIC and CBIC corridors. The proposed Kosalanagaram Industrial Park is uniquely positioned among all other industrial parks being conceived for economic impact in the vicinity of two states of Andhra Pradesh and Tamil Nadu. Its location provides an advantage of being near to the CBIC and VCIC developmental proposals. This offers the IP a distinct potential thereby being positioned as an attractive investment destination.

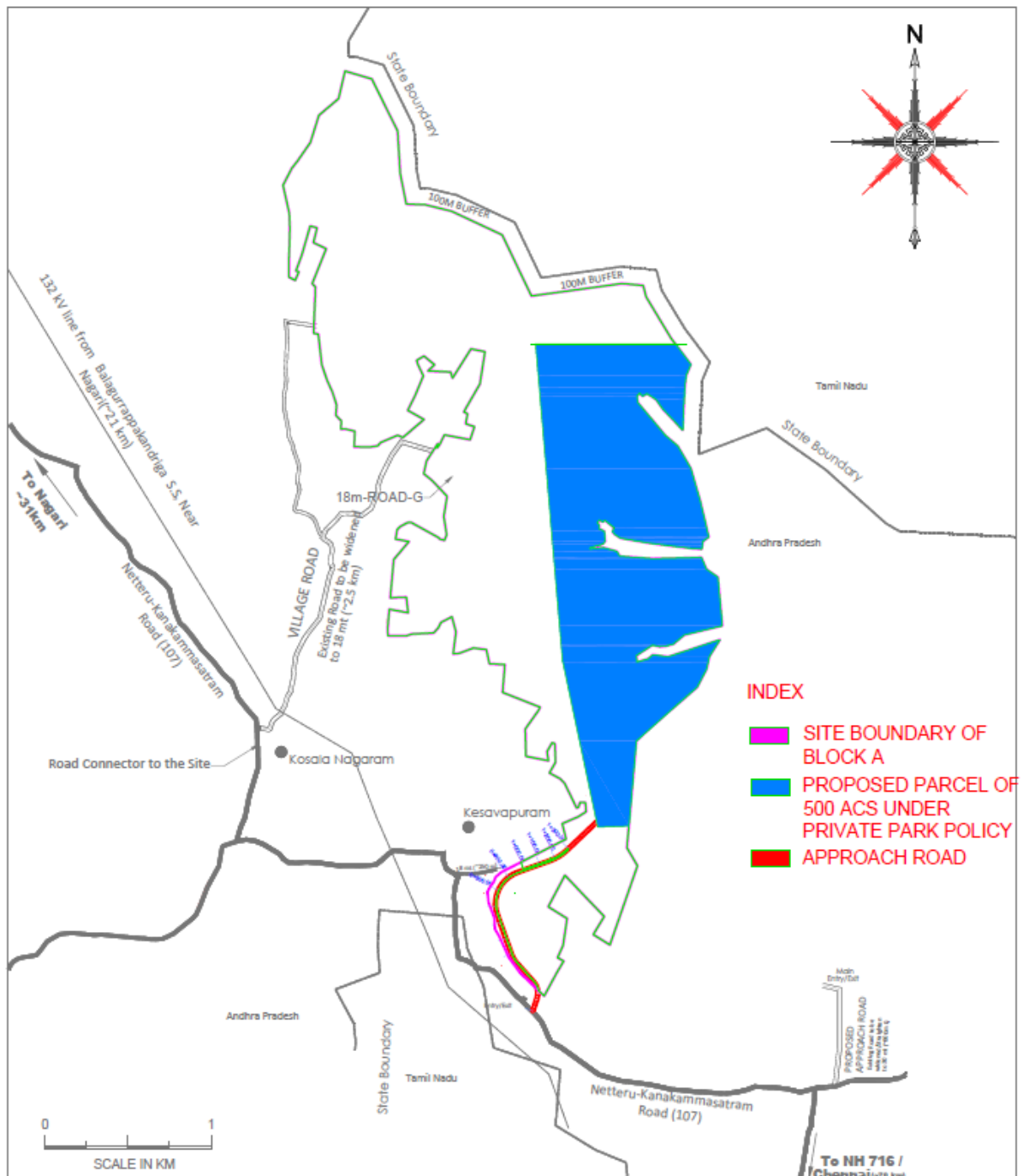


S. No	Details	Description
1	District	Chittoor
2	Road Connectivity	The primary approach road is NH 716, an internal road from the hinterland of the project site joins NH 716 lies outside at the Southern part of the project site and project site is accessible through village road from Netteru-Kanakammasatram road (MDR 107).
3	Rail Connectivity	Thiruttani Railway station is located 15 km from the project site.
4	Nearest Seaport	Chennai port is located 60 km from the project site
5	Nearest Airport	Tirupati airport is located 44 km from the project site
6	Area proposed	500 Ac. at Kosalanagaram

Layout Map / Sketch provided in the next page.

Kosalanagaram land parcel layout

Proposed Land Parcel of Extent 500Acs in BLOCK - A at Kosalanagaram village of Vijayapuram Mandal, Chittoor District.

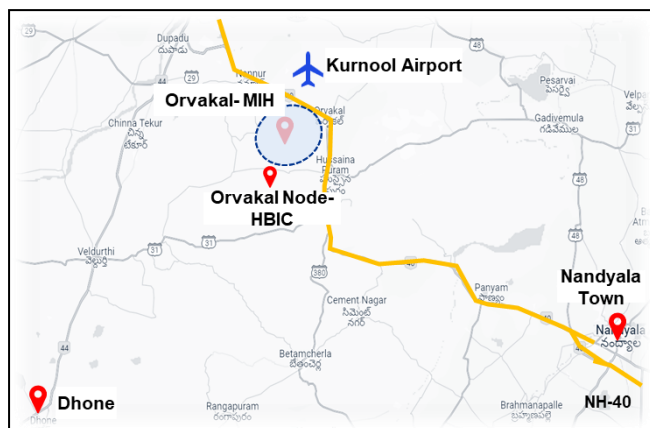


Note: The type of Industrial Cluster proposed is tentative in nature and final typology of the Industrial Park will be finalized by the selected Developer in consultation with APIIC. Further the above locations are also indicative in nature and the layouts provided are also indicative.

(4 & 5) Orvakal Mandal, Kurnool District

This is an industrial cluster being developed as part of the Hyderabad-Bengaluru Industrial Corridor (HBIC) and is in the Orvakal Mandal of Kurnool District, Andhra Pradesh. The site is having excellent connectivity to industrial clusters in the region such as Kurnool, Nandyal, Betamcherla, Adoni, etc.

Primary industrial activity in the district pertains to food processing, textiles, non-metallic minerals, plastics polymers and stones slabs.



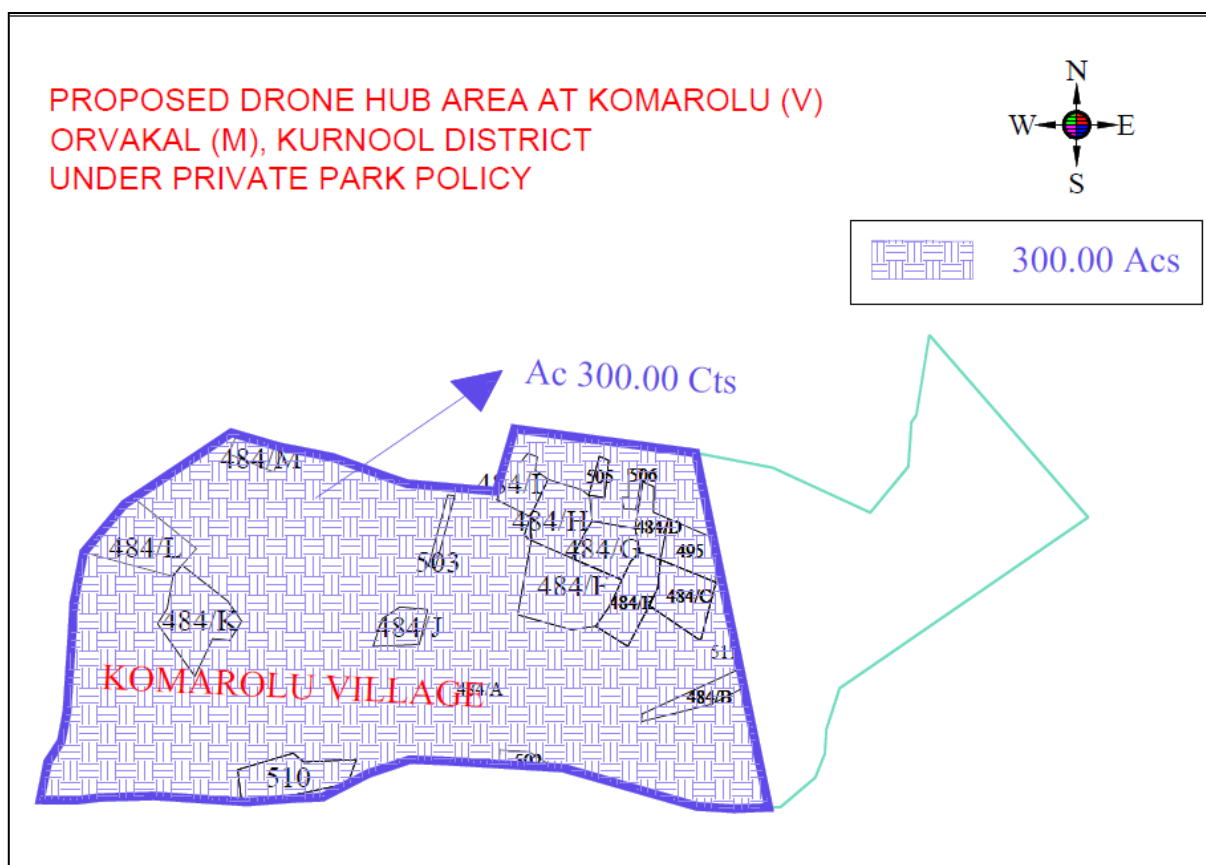
The site elevation for the project site varies from approx. 345m to 375m above mean sea level. The site is contiguous and gently sloping from West to the East. The terrain is rocky and devoid of any habitation. The vegetation is sparse and mostly comprises of bushes. The reasonably flat terrain is suitable for construction.

The site has two 765KV HT lines passing through the villages of Orvakal, Guttapadu and Meedivemula. Based on the detailed surveys conducted, the existing water bodies/ streams have been mapped. Few streams joining Kunderu stream passes through the site at Meedivemula and Guttapadu villages.

S. No	Details	Description
1	District	Kurnool
2	Road Connectivity	4 lane NH-40 from Kurnool to Ranipet located 4 km away
3	Rail Connectivity	Kurnool Railway Station is located 30 km away
4	Nearest Seaport	Krishnapatnam Port located 323 km away
5	Nearest Airport	Kurnool International Airport is located 8 km away
6	Area proposed	300 Ac. in Komarolu village and another 300 Ac. in Meedivemula village

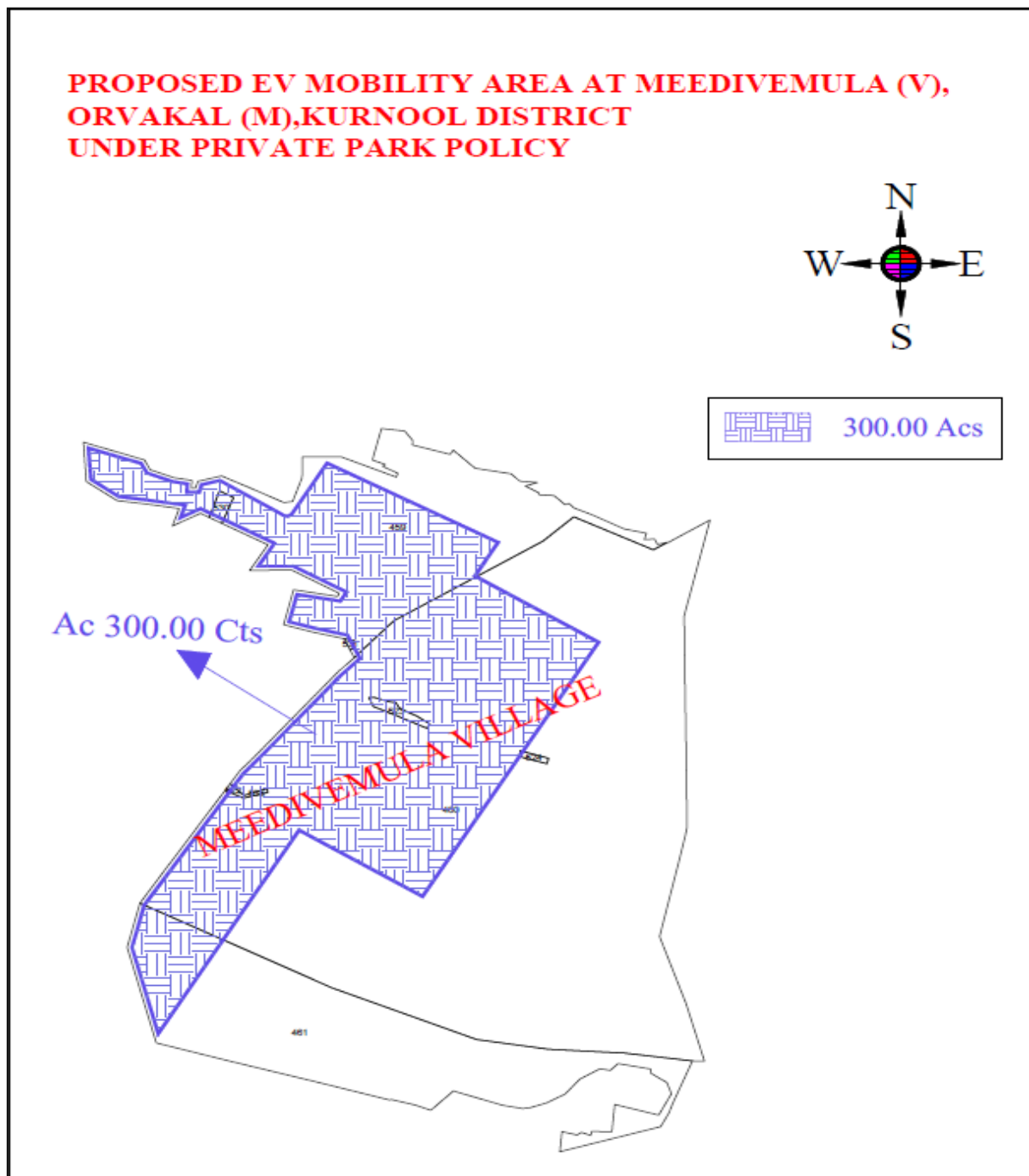
Layout Map / Sketch provided in the next page.

Komarolu Land Parcel Layout



Note: The type of Industrial Cluster proposed is tentative in nature and final typology of the Industrial Park will be finalized by the selected Developer in consultation with APIIC. Further the above locations are also indicative in nature and the layouts provided are also indicative.

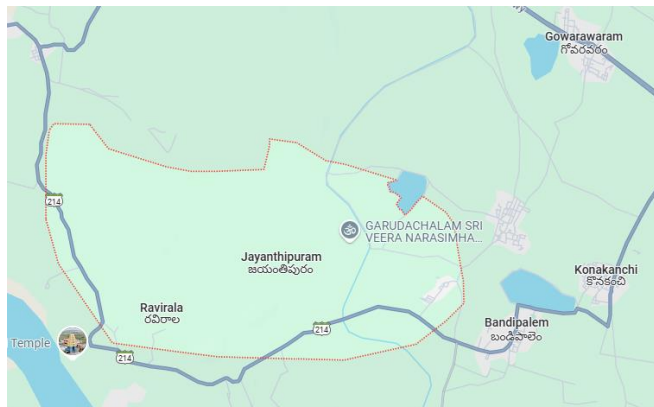
Guttapadu Land Parcel Layout



Note: The type of Industrial Cluster proposed is tentative in nature and final typology of the Industrial Park will be finalized by the selected Developer in consultation with APIIC. Further the above locations are also indicative in nature and the layouts provided are also indicative.

(6) Jayanthipuram, NTR District

Jayanthipuram, located in the NTR district of Andhra Pradesh, is a prominent industrial node, particularly known for its cement manufacturing and mineral-based industries. The region is home to one of the state's largest cement plants operated by Ramco Cements, which leverages the abundant limestone reserves in the area. This has positioned Jayanthipuram as a key contributor to the construction materials sector in southern India. The industrial ecosystem here is supported by a growing base of ancillary units and logistics services that cater to both domestic and regional markets.



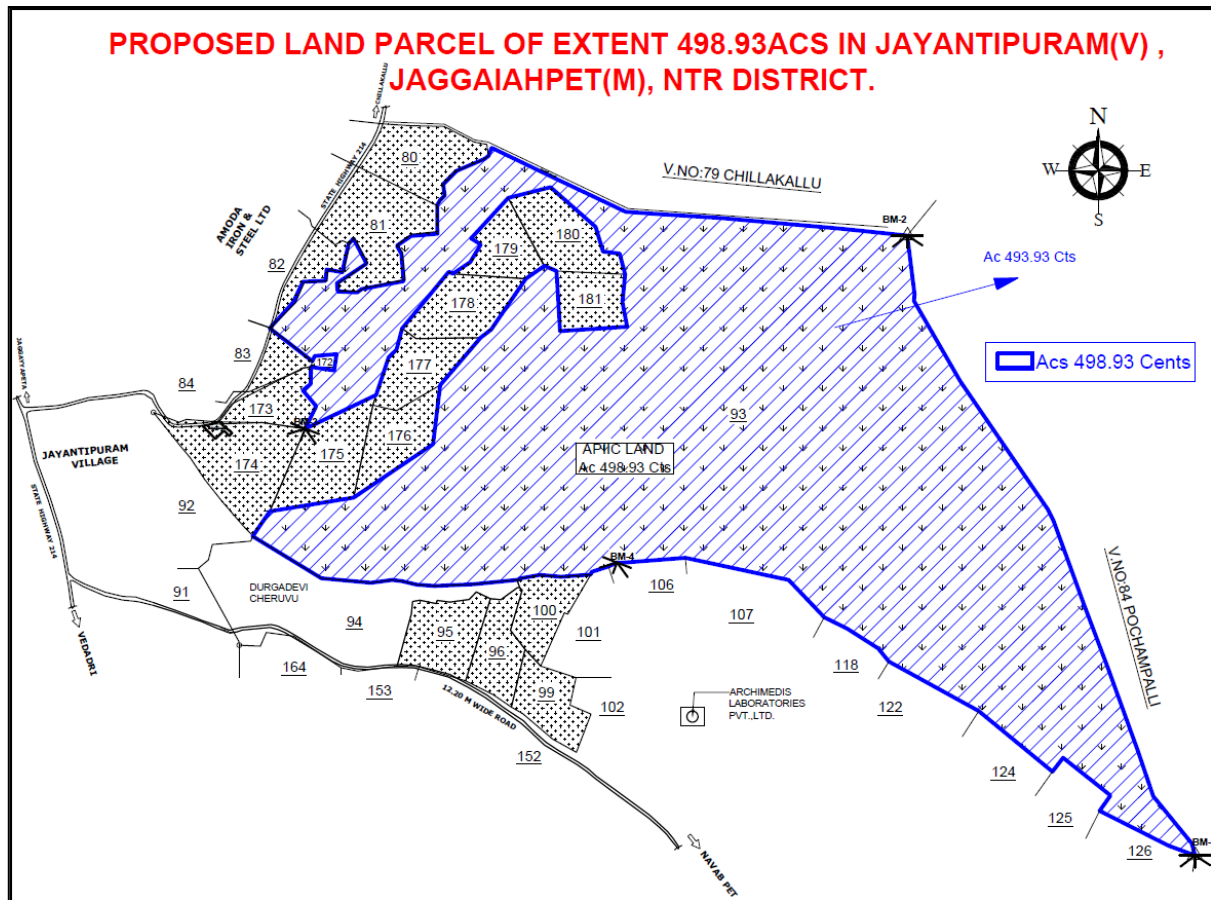
The broader NTR district, where Jayanthipuram is situated, is witnessing a significant industrial push with the establishment of dedicated MSME parks across all its assembly constituencies. These parks are designed to accommodate a variety of sectors including pharmaceuticals, food processing, paints, and utensil manufacturing.

Jayanthipuram's strategic location enhances its industrial appeal. It lies close to National Highway 65 and is well-connected to Vijayawada, a major urban and logistics hub. The region benefits from proximity to the Krishna River, which supports water-intensive industries, and is within reach of the ports at Machilipatnam and Krishnapatnam, facilitating efficient export-import operations. Moreover, its location offers logistical access to the mineral-rich hinterlands of Telangana, Odisha, and Chhattisgarh, making it an ideal site for resource-based and heavy industries. With continued infrastructure development and policy support, Jayanthipuram is poised to evolve into a high-potential industrial cluster within Andhra Pradesh's economic landscape.

S. No	Details	Description
1	District	NTR
2	Road Connectivity	NH-65 connecting Hyderabad-Vijayawada is located 10 km away
3	Rail Connectivity	Madhira Railway Station is located 25 km away
4	Nearest Seaport	Machilipatnam port is located at 157 km away
5	Nearest Airport	Vijayawada Airport is located 100 km away
6	Area proposed	498.93 Ac.

Layout Map / Sketch provided in the next page.

Layout of proposed land parcel at Jayanthipuram



Note: The type of Industrial Cluster proposed is tentative in nature and final typology of the Industrial Park will be finalized by the selected Developer in consultation with APIIC. Further the above locations are also indicative in nature and the layouts provided are also indicative.

(7) Kothapalli, Palnadu District

Kothapalli, located in the Palnadu district of Andhra Pradesh, is gradually emerging as a promising industrial location, particularly due to its proximity to the cement and limestone belt of the region. The area benefits from its closeness to existing cement manufacturing hubs such as Dachepalli and Macherla, which are known for their rich limestone deposits and established industrial base. This makes Kothapalli a strategic site for mineral-based industries, especially cement, lime, and construction materials.



Palnadu district, carved out of the erstwhile Guntur district, is being actively developed under Andhra Pradesh's industrial decentralization strategy. The state government, through APIIC (Andhra Pradesh Industrial Infrastructure Corporation), is promoting industrial clusters and MSME parks in the region, with a focus on agro-processing, construction materials, and light engineering. Kothapalli is well-positioned to benefit from these initiatives, especially with the availability of land and access to raw materials.

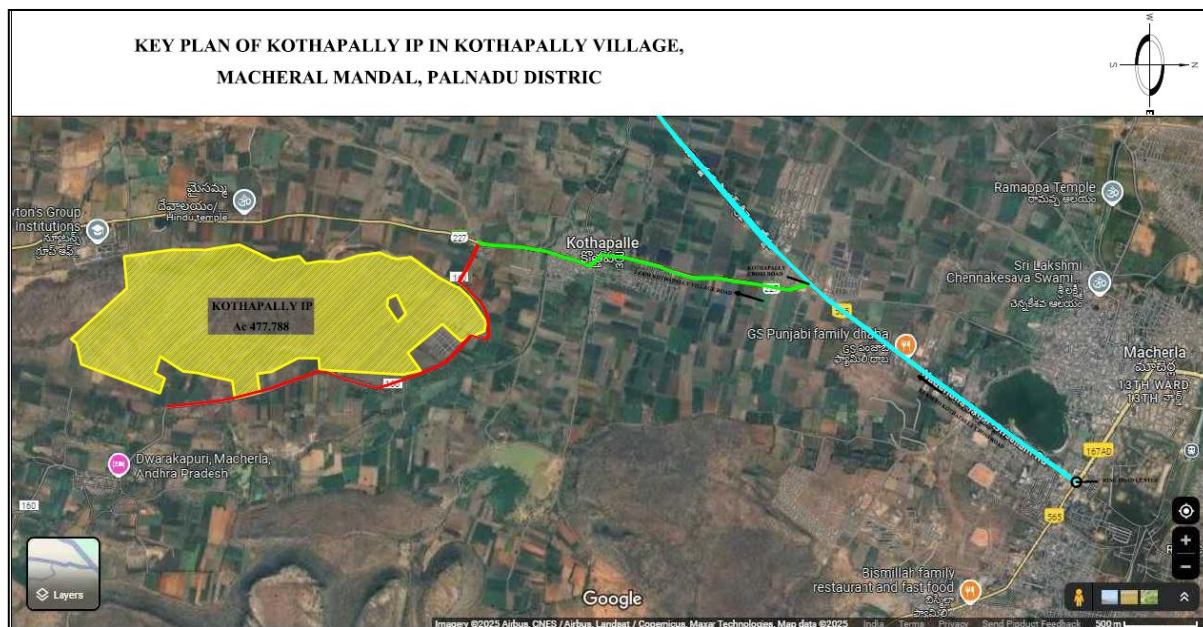
In terms of logistics and connectivity, Kothapalli enjoys road access to National Highway 167A and is within reach of NH-44, the longest highway in India. The nearest major railway station is Nadikudi Junction, which connects to Guntur and Secunderabad, facilitating freight movement. The region is also within logistical reach of Krishna and Prakasam districts and serves as a hinterland access point to Telangana and southern Chhattisgarh, enhancing its appeal for inter-state trade and resource movement.

With growing infrastructure, policy support, and its location in a resource-rich zone, Kothapalli is poised to evolve into a regional industrial node, particularly for cement, construction materials, and agro-based processing.

Layout Map / Sketch provided in the next page.

Expression of Interest: Selection of Developer for Development, Operation and Maintenance of Large Industrial Parks on Public-Private Partnership (PPP) basis at various locations in Andhra Pradesh

Layout of proposed land parcel at Kothapalli



Note: The type of Industrial Cluster proposed is tentative in nature and final typology of the Industrial Park will be finalized by the selected Developer in consultation with APIIC. Further the above locations are also indicative in nature and the layouts provided are also indicative.

(8) Donakonda Mandal, Prakasam District

The development of the Donakonda Industrial Cluster is of paramount strategic significance to the Government of Andhra Pradesh and the broader national economic agenda. By positioning Donakonda as an integrated industrial hub, the project aims to foster accelerated industrialization, attract substantial investment, and contribute to regional and national economic growth. The development of the Donakonda Industrial Node is strategically aligned with enhancing industrial infrastructure and connectivity, which is one of the key priorities under the National Industrial Corridor Development Programme (NICDP). Donakonda's location offers immense potential for improved inter-regional connectivity with key logistics hubs and transport networks, including roadways, railways, and seaports. As a vital node within the NICDP framework, the Donakonda Industrial Node will serve as a critical link in the broader national supply chain, enabling smoother movement of goods and services.



This comprehensive land use allocation as an Industrial Cluster shall ensure that Donakonda is developed in a well-organized manner, with appropriate zoning for industrial, residential, and commercial activities, as well as green spaces for environmental benefits. The plan is to promote sustainability, economic development, and high standards of living, offering a balanced industrial cum urban ecosystem with the necessary infrastructure to meet both current and future demands

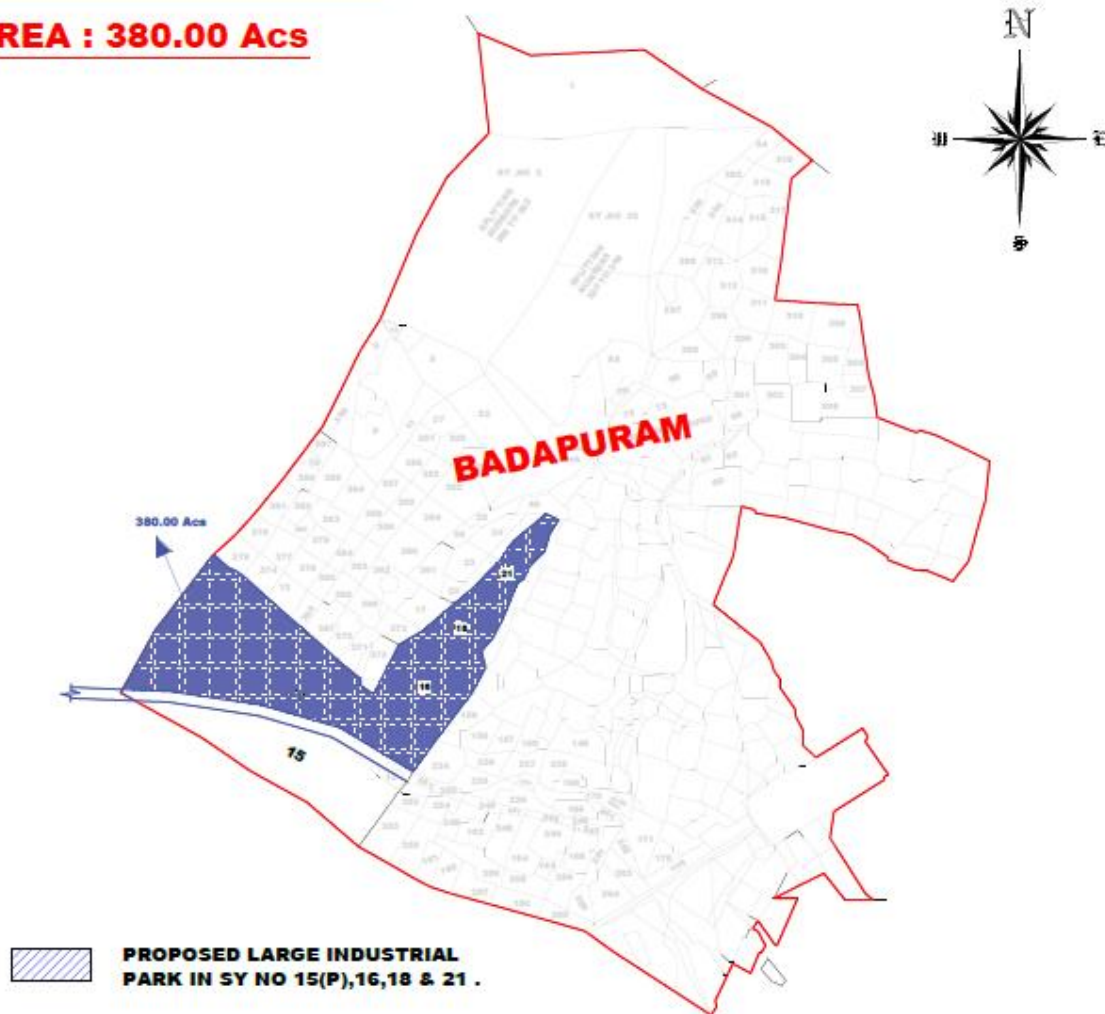
S. No	Details	Description
1	District	Prakasam
2	Road Connectivity	Prakasam district is well connected by National highways, State highways and district roads from other major cities and towns. NH-16 is the arterial corridor of the region passes through Ongole city and acts as a major highway connecting Howrah – Chennai whereas NH-565 connects Hyderabad - Chennai.
3	Rail Connectivity	Chennai-Howrah double track trunk line is passing through Prakasam District. Prakasam District has a rail network of 406 km distributed towards eastern and western part of the district
6	Area proposed	380 Ac.

Layout Map / Sketch provided in the next page.

Layout map of proposed Donakonda Mega Industrial Hub

PROPOSED LARGE INDUSTRIAL PARK IN SURVEY NO 15(P),16, 18 & 21 AT BADAPURAM(V), DONAKONDA(M), PRAKASAM DISTRICT.

AREA : 380.00 Acs



Note: The type of Industrial Cluster proposed is tentative in nature and final typology of the Industrial Park will be finalized by the selected Developer in consultation with APIIC. Further the above locations are also indicative in nature and the layouts provided are also indicative.

(9) Santabommali Mandal, Srikakulam District

Srikakulam district is being envisaged an industrial hub situated at the strategic location with excellent road connectivity and having the Mulapeta port in vicinity which is expected to play a crucial role in exports and imports. Further, the economic prospects of Srikakulam district are being boosted as it is being equipped with development of robust connectivity infrastructure such as with airport connectivity of Bhogapuram and the proximity to NH-16 and the Howrah Chennai Railway Line.



Additionally, the district serves as a vital gateway to the hinterlands of southern Odisha and parts of Chhattisgarh, offering access to raw materials and labor pools from these regions. This strategic location enhances its appeal for industries looking to tap into inter-state trade and logistics corridors. With ongoing infrastructure development, including industrial estates and MSME clusters, Srikakulam is poised to become a key node in the industrial growth of eastern India. The location is emerging as a strategic industrial hub due to its rich natural resources, expanding infrastructure, and advantageous geographic positioning. The district boasts a diverse industrial base, with a strong presence of micro, small, and medium enterprises (MSMEs) in sectors such as agro-processing, cashew nut processing, rice milling, and mineral-based industries. Large-scale industries are also gaining ground, particularly in mineral processing, ferroalloys, and power generation, leveraging the district's abundant reserves of granite, quartz, and beach sand minerals.

S. No	Details	Description
1	District	Srikakulam
2	Road Connectivity	NH-16 is located 5 km away
3	Rail Connectivity	Howrah Chennai rail line is located 7 km away
4	Nearest Seaport	Mulapeta Port is located 15 km away
5	Nearest Airport	Bhogapuram Airport is located 115 km away
6	Area proposed	350 Ac.

Layout Map / Sketch provided in the next page.

(10) Routhusuramala, Tirupati District

Routhusuramala, located in Thottambedu mandal of Tirupati district, Andhra Pradesh, is rapidly emerging as a specialized industrial zone with a focus on non-ferrous metal processing and allied sectors. The area is home to significant industrial activity, most notably the operations of M/s Axora Resources Limited, which is setting up an advanced facility for the extraction and processing of primary and secondary lead, as well as tin smelting. This facility is designed to reduce India's dependence on imported lead by processing imported lead ore concentrates domestically, thereby supporting the country's growing demand in sectors like automotive, electronics, and renewable energy.



Strategically positioned in southern Andhra Pradesh, Routhusuramala benefits from its proximity to major industrial and logistics corridors. It is well-connected by road to National Highway 16 and lies within reach of the Chennai–Bangalore Industrial Corridor, enhancing its accessibility to key markets in Tamil Nadu, Karnataka, and Telangana. The region also serves as a logistical bridge to the mineral-rich hinterlands of southern Chhattisgarh and western Odisha, making it an ideal location for resource-based industries. Additionally, the nearby Krishnapatnam and Chennai ports provide vital maritime connectivity for import-export operations, especially for raw materials and finished metal products.

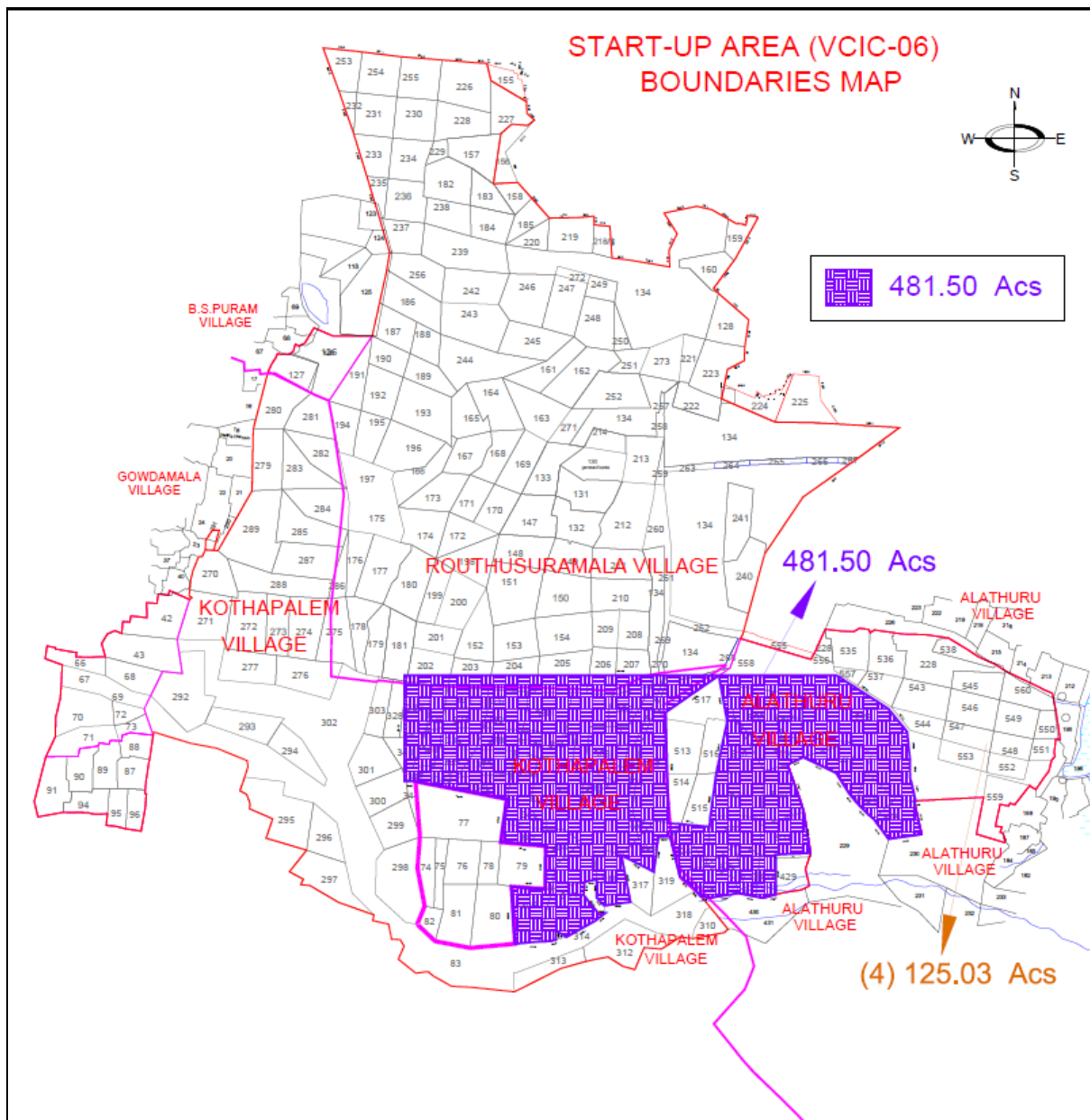
With available industrial land, supportive state policies, and growing infrastructure, Routhusuramala is poised to become a niche hub for non-ferrous metallurgy and downstream manufacturing. Its development aligns with Andhra Pradesh's broader vision of decentralized industrial growth and value-added manufacturing.

S. No	Details	Description
1	District	Tirupati
2	Road Connectivity	<ul style="list-style-type: none"> NH - 565 and NH -716 lies at the west of the project site in Renigunta and NH-71 lies at the north of the project site and whereas, NH-16 lies at the east of the project site in Naidupeta.
3	Rail Connectivity	Srikalahasti is located 22 km away
4	Nearest Seaport	Krishnapatnam Port is located 85 km away
5	Nearest Airport	Tirupati Airport is located 35 km away
6	Area proposed	481.50 Ac.

Layout Map / Sketch provided in the next page.

Expression of Interest: Selection of Developer for Development, Operation and Maintenance of Large Industrial Parks on Public-Private Partnership (PPP) basis at various locations in Andhra Pradesh

Layout of proposed land parcel at Routhusurmala



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