

EXPRESSION OF INTEREST

Selection of Developer for Development, Operation and Maintenance of Large Industrial Parks on PPP basis at various locations in Andhra Pradesh

28 May 2025



Introduction

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

District - Palnadu

- Mandal – Macherla
- Industrial Cluster – Kothapalli
- Extent available – 477.78 Ac.
- Intended product mix – Medical Devices

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District - Kurnool

- Mandal – Orvakal
- Industrial Cluster – Guttapadu
- Extent available – 300.00 Ac.
- Intended product mix – EV Mobility

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District - Kurnool

- Mandal – Orvakal
- Industrial Cluster – Komarolu
- Extent available – 300.00 Ac.
- Intended product mix - Drone

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District - Anantapur

- Mandal – Kalyandurg
- Industrial Cluster – Thimmasamudram
- Extent available – 433.79 Ac.
- Intended product mix - Aerospace

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District - Chittoor

- Mandal – Nagari
- Industrial Cluster – Kosalanagaram
- Extent available – 500.00 Ac.
- Intended product mix - Multiproduct

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District - Srikakulam

- Mandal – Santabommali
- Industrial Cluster – Santabommali
- Extent available – 350.00 Ac.
- Intended product mix - Chemical

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District - Anapalli

- Mandal – Rambilli
- Industrial Cluster – Atchutapuram
- Extent available – 290.46 Ac.
- Intended product mix - Multiproduct

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District - NTR

- Mandal – Jaggayapeta
- Industrial Cluster – Jayanthipuram
- Extent available – 498.93 Ac.
- Intended product mix - Defense

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District - Prakasam

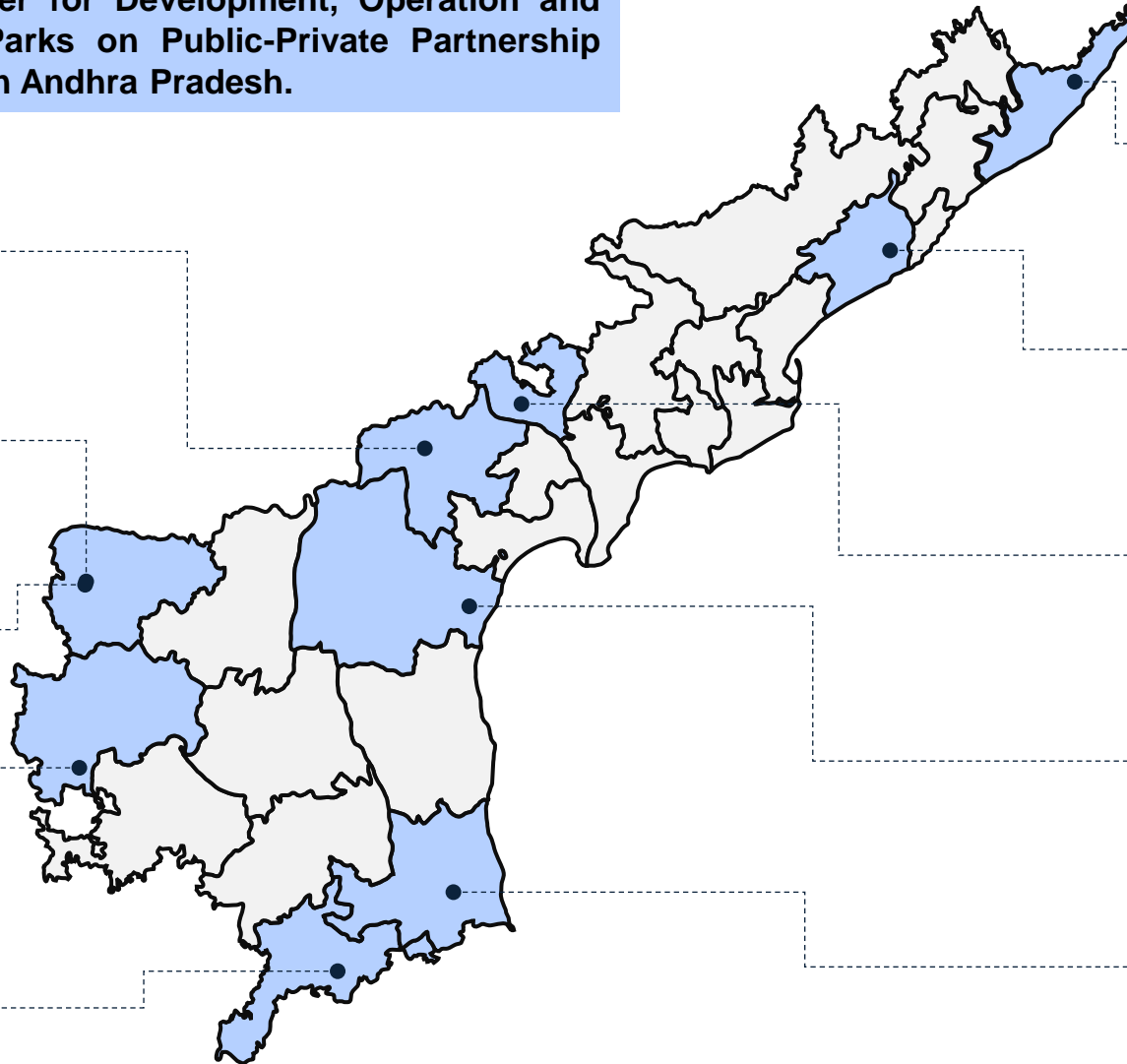
- Mandal – Donakonda
- Industrial Cluster – Donakonda
- Extent available – 380 Ac.
- Intended product mix - Multiproduct

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District - Tirupati

- Mandal – Thottambedu / BN Kandriga
- Industrial Cluster – Routhusurmala
- Extent available – 481.50 Ac.
- Intended product mix - Multiproduct

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Salient features and envisaged infrastructure

The Project shall be implemented under the ambit of “**Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29**”

Core & Enabling Infrastructure (Indicative)
<ul style="list-style-type: none">• 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

Specialized and Social Infrastructure (Indicative)
<ul style="list-style-type: none">• 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

Incentives under Private Industrial Parks Policy

- Provision of **external infrastructure (road, water and power)** upto the battery limits of the Industrial Park
- 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
- Upto **Rs 3 lakh/acre of Capital Subsidy**

Role of the Selected Developer

- 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 & implementing the Project.
- d) Implementation of the Project as per specifications and time schedule specified in the Definitive Agreement,
- e) Marketing and promotion of the Project,
- f) O&M 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.

Role of APIIC

- a) **Handover the encumbrance free possession of land** to the Selected Developer,
- b) **Procure External Infrastructure upto the boundary** of the Project site,
- c) **Provide support and assistance to Selected Developer** for:
 - **procuring Applicable Permits** required from any Government instrumentality for implementation & operation of the Project,
 - **obtaining access to all necessary infrastructure facilities and utilities, including water and electricity** at rates and on terms no less favourable to the Selected Developer than those generally available to commercial customers receiving substantially equivalent services,
 - **getting incentives** available under *“Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29”*.

Eligibility criteria for submission of Expression of Interest

- Applicant may be a **single entity** or a **group of entities** (the “Consortium”), coming together to implement the Project.
- **National and International Companies**, who are having experience of developing below projects or facilities :
 - 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.
- **National and international manufacturing companies** may also apply 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”.

Timelines

S.No.	Milestone	Date
1.	Issuance of EOI Document	22 May 2025
2.	Pre-Eoi Meeting with prospective Applicants through Video Conference.	28 May 2025
3.	Last date for receiving queries/clarifications from prospective Applicants	28 May 2025
4.	Publication of APIIC's responses on queries on the website	30 May 2025
5.	Last date for submission of EOI Application	06 Jun 2025

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**

EoI Submission Forms

- **Annexure-7.1** - Form-A : Letter of Application
- **Annexure-7.2** - Form-B: Details of Applicant*
- **Annexure-7.3** - Form-C: Details of Experience*
- **Annexure-7.4** - Form-D: Brief narrative about the implementation of Proposed Project
- **Annexure-7.5** - Form-E: Letter of Acceptance to Authorize the Lead Member (In case of a Consortium)*

Q&A