

## 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

**RESPONSE TO QUERIES**

S. No.	Query / Request from Prospective Applicants	Response / Clarification																																																																				
1.	Kindly provide following details: (a) Google map pins for site references (b) Survey drawings/ layout plans (c) Any additional documentation or zoning details that may assist in our preliminary assessment.	<p>(a) <b>Google map pins for site references</b> – Please refer the details below.</p> <table><tr><th>S. No</th><th>District</th><th>Mandal</th><th>Location</th><th>Google Coordinates</th><th>Extent (in Acre)</th></tr><tr><td>1</td><td>Anakapalli</td><td>Rambilli</td><td>Rambilli</td><td>17.473011007974865, 82.9390435696505</td><td>290.460</td></tr><tr><td>2</td><td>Anantapur</td><td>Kalyandurg</td><td>Thimmasamudram</td><td>14.500545130772876, 77.32663723626021</td><td>433.790</td></tr><tr><td>3</td><td>Chittoor</td><td>Nagari</td><td>Kosalanagaram</td><td>13.247731901064551, 79.73047799373822</td><td>500.000</td></tr><tr><td>4</td><td>Kurnool</td><td>Orvakal</td><td>Meedivemula</td><td>15.666556051687932, 78.10521839539155</td><td>300.000</td></tr><tr><td>5</td><td>Kurnool</td><td>Orvakal</td><td>Komarolu</td><td>15.55566413393703, 78.16407844902798</td><td>300.000</td></tr><tr><td>6</td><td>NTR</td><td>Jaggayyapeta</td><td>Jayanthipuram</td><td>16.83274956722473, 80.15280423844511</td><td>498.930</td></tr><tr><td>7</td><td>Palnadu</td><td>Macherla</td><td>Kothapalli</td><td>16.48190326455332, 79.40076782812176</td><td>477.780</td></tr><tr><td>8</td><td>Prakasam</td><td>Donakonda</td><td>Badapuram</td><td>15.85014766319358, 79.44915322614693</td><td>380.000</td></tr><tr><td rowspan="2">9</td><td rowspan="2">Srikakulam</td><td rowspan="2">Santabommali</td><td>Akasalakkavaram,</td><td>18.528968714680516, 84.26714360472666</td><td rowspan="2">350.000</td></tr><tr><td>Kakarapalli</td><td>18.518068433607667, 84.2267852188133</td></tr><tr><td>10</td><td>Tirupati</td><td>Thottambedu, B.N.Kandriga</td><td>Gowdamala, B.S.Puram, Alathuru, Kothapalem</td><td>13.741671974207922, 79.78016088008692</td><td>481.500</td></tr></table> <p>(b) <b>Survey drawings/ layout plans</b> - Provided at Annexure-7.7 (Page 24 onwards) of the EoI document.</p> <p>(c) <b>Zoning Details</b> - All land parcels are earmarked as industrial zones with land under the possession of APIIC.</p>	S. No	District	Mandal	Location	Google Coordinates	Extent (in Acre)	1	Anakapalli	Rambilli	Rambilli	17.473011007974865, 82.9390435696505	290.460	2	Anantapur	Kalyandurg	Thimmasamudram	14.500545130772876, 77.32663723626021	433.790	3	Chittoor	Nagari	Kosalanagaram	13.247731901064551, 79.73047799373822	500.000	4	Kurnool	Orvakal	Meedivemula	15.666556051687932, 78.10521839539155	300.000	5	Kurnool	Orvakal	Komarolu	15.55566413393703, 78.16407844902798	300.000	6	NTR	Jaggayyapeta	Jayanthipuram	16.83274956722473, 80.15280423844511	498.930	7	Palnadu	Macherla	Kothapalli	16.48190326455332, 79.40076782812176	477.780	8	Prakasam	Donakonda	Badapuram	15.85014766319358, 79.44915322614693	380.000	9	Srikakulam	Santabommali	Akasalakkavaram,	18.528968714680516, 84.26714360472666	350.000	Kakarapalli	18.518068433607667, 84.2267852188133	10	Tirupati	Thottambedu, B.N.Kandriga	Gowdamala, B.S.Puram, Alathuru, Kothapalem	13.741671974207922, 79.78016088008692	481.500
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2.	<b>Land Transfer</b> - Kindly explain the mechanism of how the modality of land will be transfer from APIIC to Developer and from the Developer to the Industries.	APIIC shall handover the encumbrance free possession of land to the Selected Developer. The modalities of the same would be elaborated in the RFP document. The Applicants are requested to provide their suggestions on preferred modalities / timelines for release of land by APIIC. The same shall be kept into consideration while finalizing the RFP.
3.	<b>Release of Land</b> - Kindly let us know the timelines for the release of entire land parcel.	
4.	<b>Incentives</b> - Kindly confirm whether APIIC offers all the applicable state incentives to the industries such as subsidies, power tariffs, Exemption of Stamp Duties etc.	The Government of Andhra Pradesh has introduced several policies aimed at attracting industrial units to set up operations within the state. The latest policies issued by the government can be accessed at <a href="https://apiic.in/policies/">https://apiic.in/policies/</a>  APIIC is one of the nodal agencies to oversee the implementation process of the <b>Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29</b> issued vide G.O. Ms. No. 67 issued by the Industries and Commerce (Infra) Dept. dated 26.10.2024. <a href="https://apiic.in/plug-and-play-infrastructure-policy/#policy_private">https://apiic.in/plug-and-play-infrastructure-policy/#policy_private</a>
5.	<b>External Infrastructure</b> - Kindly confirm whether external Infrastructure covers Roads, Drains, Power, Water.	External infrastructure shall include road connectivity, water connectivity, power connectivity, gas pipeline (if required), rail siding (if required) upto the boundary of the Industrial Park.
6.	<b>Financial Modality</b> - The EOI document is silent on the financial model, kindly share the details of what share the revenue on land sale/lease is shared between APIIC and the Developer.	The objective of the EOI is to understand the preferences of the interested Applicants in the proposed projects to be developed on PPP basis. Therefore, the Applicants are requested to provide their suggestions on their preferred partnership model (transaction structure). The suggestions are to be provided in Form-D of the EOI Application (Refer Page 20 of the EOI Document)
7.	<b>Operation &amp; Maintenance</b> - Kindly confirm whether the O&M is to be carried out directly by the developer or it will be dealt with IALA.	O&M is to be carried out by the Selected Developer. The Industrial Parks shall be eligible for IALA status.
8.	<b>Selection of Developer</b> - Kindly explain the procedure for the selection of the Developer. i.e QCBS or any model.	APIIC intends to adopt a two-stage process (collectively referred to as the “Bidding Process”) for selection of the bidder.  • The first stage (“EOI Stage”) involves submission of EOIs by interested Applicants. Subsequent to the

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		<p>receipt of EOIs and the suggestions received therein, APIIC will finalize the modalities of the PPP framework and prepare a RFP.</p> <ul style="list-style-type: none"> <li>In the second stage ("RFP Stage"), APIIC will issue the RFP for selection of the Developer, based on the terms, conditions and evaluation criteria set out in the RFP document.</li> </ul>
9.	<p><b>Scope:</b></p> <p>(a) The scope of partnership opportunities available between the government and private sector for industrial park development.</p> <p>(b) What kind of partnership model will the government offer?</p> <p>(c) Location recommendation by the government or we can choose the location depending upon the availability of the land.</p>	<p>(a) Government of Andhra Pradesh has issued a 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 policy envisages following three models for development of industrial parks with private sector participation:</p> <ul style="list-style-type: none"> <li><b>Model-I: Industrial Park Development with complete private land</b> - Private Developer acquires land on its own or Pools the lands and develops the Industrial Park with the required infrastructure and facilities.</li> <li><b>Model-II: Industrial Park Development with Partial Government / APIIC Land</b> - 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.</li> <li><b>Model-III: Industrial Park Development with Complete Government/APIIC Land</b> - APIIC will select the Private Developers selected through an open, transparent and a competitive bidding process.</li> </ul> <p>Applications under Model-I and Model-II can be submitted on the APIIC portal at <a href="https://apiic.in/plug-and-play-infrastructure-policy/#policy_private">https://apiic.in/plug-and-play-infrastructure-policy/#policy_private</a></p> <p><b>For inviting Expression of Interests under Model-III</b>, APIIC has issued EoI document on 22<sup>nd</sup> May 2025. The Interested Applicant shall submit the EOI Application in the format specified at Annexure-7.1 to 7.5 of EoI Document uploaded at <a href="https://apiic.in/wp-content/uploads/2025/05/EoI_Large-Parks_22052025.pdf">apiic.in/wp-content/uploads/2025/05/EoI_Large-Parks_22052025.pdf</a>, and submit the same through email on <a href="mailto:osd-ppp@apiic.in">osd-ppp@apiic.in</a> by <b>6<sup>th</sup> June 2025</b>.</p> <p>(b) The interested Applicants are requested to provide their suggestions on their preferred partnership model (transaction structure). The suggestions are to be provided in Form-D of the EoI Application</p>

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		<p>(Refer Page 20 of the EoI Document).</p> <p>(c) The EoI document has an indicative list of 10 locations across the state of Andhra Pradesh.</p>
10.	<p><b>Regulatory Requirements:</b></p> <p>(a) What are the legal and regulatory requirements to establish and operate an industrial park in AP?</p> <p>(b) Which specific government departments or agencies must be consulted or partnered with during this process?</p>	<p>(a) 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”. Various nodal departments, that are identified as nodal agencies for fulfillment of external infrastructure and other policy related relevant requirements of the Developer, are listed at Section 13 of the operating guidelines of the above policy. The links to access the policy, it's operational guidelines are available at Section 7.6 of the EoI Document.</p> <p>(b) The Andhra Pradesh Industrial Infrastructure Corporation Limited (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. 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.</p>
11.	<p><b>Land Acquisition and Zoning:</b></p> <p>(a) Are these government-owned lands or private lands available for industrial development?</p> <p>(b) What is the process for acquiring land or obtaining land-use approvals for industrial purposes? Steps to get the wet and dry land conversion?</p>	<p>(a) All the locations mentioned in the EoI document are under the possession of APIIC.</p> <p>(b) All land parcels mentioned in the EoI document are earmarked as industrial zones. However, the process of land-use approval and conversion is elaborated in the operational guidelines of “Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024-29”. The links to access the policy, it's operational guidelines are available at Section 7.6 of the EoI Document.</p>
12.	<p><b>Infrastructure Support:</b> What infrastructure support (roads, electricity, water, waste management, etc.) does the government provide for industrial park developments? Are there any public-private partnership (PPP) models available for infrastructure development?</p>	<p>APIIC shall be responsible for procuring external infrastructure such as road connectivity, water connectivity, power connectivity, gas pipeline (if required), rail siding (if required) upto the boundary of the Industrial Park.</p> <p>However, if any Applicant intends to procure the external infrastructure on its own, the same may be highlighted as part of its suggestions on the preferred partnership model (transaction structure) while submitting the EoI Application. Such suggestions are to be provided in Form-D of the EoI Application (Refer</p>

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		Page 20 of the EoI Document).
13.	<b>Environmental and Social Impact:</b> (a) What environmental clearances are required? (b) Are there specific environmental and social impact assessment procedures to follow?	<p>Andhra Pradesh Pollution Control Board has been identified as one of the nodal agencies for priority handholding for all the Environmental Clearance in the Industrial Parks. Further, APIIC shall provide reasonable support and assistance to the Selected Developer in procuring Applicable clearances required from the concerned Government Instrumentality.</p>
14.	<b>Incentives and Support:</b> (a) Are there any financial incentives, tax breaks, or grants available for setting up industrial parks? (b) Is there support available for attracting tenants/investors to the park?	<p>(a) The Industrial Park Developers shall be eligible for getting support from the Government of Andhra Pradesh in getting the external infrastructure such as road, water, power, etc until the battery limits of the proposed Industrial Park. The Developers shall also be eligible for a Capital Subsidy of upto Rs. 3 lakh per acre. The Developers shall also be eligible for various other 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".</p> <p>(b) The Government of Andhra Pradesh has introduced several policies aimed at attracting industrial units to set up operations within the state. The latest policies issued by the government can be accessed at <a href="https://apiic.in/policies/">https://apiic.in/policies/</a></p>
15.	<b>Approvals:</b> (a) What are the approvals required to begin construction and operation? (b) Are there any streamlined or fast-track approval processes for industrial development projects?	<p>Andhra Pradesh Industrial Corridor Development Authority, Directorate of Town and Country Planning, Municipal Administration and Urban Development Dept. have been identified as one of the nodal agencies for fulfillment of approval related requirements and fast-tracking the approval processed for the Industrial Parks.</p> <p>Government of Andhra Pradesh has launched a Single Desk Portal (SDP) as a one-stop-shop for helping the investors to obtain all the regulatory clearances required to set-up and operate businesses. The SDP supports end-to-end transaction processing with online payment and application status tracking. Investors can obtain clearances from all the concerned departments with respect to all the requisite pre-construction and pre-operation approvals.</p> <p>Further, APIIC shall provide reasonable support and assistance to the Selected Developer in procuring all the Applicable Permits required from any Government Instrumentality for implementation and operation of the Project.</p>

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16.	<b>Compliance and Oversight:</b> (a) What ongoing compliance or reporting obligations will the park operator need to fulfil? (b) Are there government agencies responsible for monitoring industrial park operations?	The compliance or reporting obligations will be detailed in the RFP document. Applicants are encouraged to provide their suggestions on these aspects and the same shall be kept into consideration while finalizing the RFP.
17.	<b>Labor and Workforce Development:</b> Are there government programs or partnerships for workforce training and development to support park tenants?	The Government of Andhra Pradesh has introduced several policies aimed at attracting industrial units to set up operations within the state. The latest policies issued by the government can be accessed at <a href="https://apiic.in/policies/">https://apiic.in/policies/</a>
18.	<b>General</b>	Section 5.1.1 (c) of the EoI document shall be read as below: <i>"c) Provide reasonable assistance to the Selected Developer in obtaining access to all necessary infrastructure facilities and utilities, including water and electricity at rates and on terms no less favorable to the Selected Developer than those generally available to commercial customers receiving substantially equivalent services."</i>