

RESPONSES TO PRE-BID QUERIES AND CORRIGENDUM

APIIC hereby provides its responses to the pre-bid queries received in relation to the **tender documents issued on 04.12.2025** and **pre-bid meeting held on 17.12.2025**, pertaining to the following RFPs issued for selection of a Developer for Development, Operation and Maintenance of:

- 1) MSME Industrial Park on **20 Acre** land at **Y. Kota Village, Obulavaripalli Mandal, Annamayya District** through a Development Agreement
- 2) MSME Industrial Park on **98.94 Acre** land at **Pallugurallapalli Village, B.Matam Mandal, YSR Kadapa District** through a Development Agreement
- 3) MSME Industrial Park on **90 Acre** land at **Mangadu, Chittoor District** through a Development Agreement
- 4) MSME Industrial Park on **44.00 Acre** land at **R.Krishnapuram, Allagadda, Nandyal District** through a Development Agreement
- 5) MSME Industrial Park on **50 Acre** land at **Parawada Village, Anakapalli District** through a Development Agreement
- 6) MSME Industrial Park on **60.00 Acre** land at **T.Chowduru, Prodattur, YSR Kadapa District** through a Development Agreement
- 7) MSME Industrial Park on **25.26 Acre** land at **Gundlamadugu, Thondur, YSR Kadapa District** through a Development Agreement
- 8) MSME Industrial Park on **21.80 Acre** land at **Chedella Village, Punganur Mandal, Chittoor District** through a Development Agreement
- 9) MSME Industrial Park on **30.00 Acre** land at **Addukonda, Tekkali, Srikakulam District** through a Development Agreement
- 10) MSME Industrial Park on **13.00 Acre** land at **Cherukumilli, Gopalapuram, East Godavari District** through a Development Agreement
- 11) MSME Industrial Park on **21.74 Acre** land at **Nayinipalli, Chirala, Bapatla District** through a Development Agreement
- 12) MSME Industrial Park on **20.98 Acre** land at **Kukkarajupalle, Thamballapalli, Annamayya District** through a Development Agreement
- 13) MSME Industrial Park on **31.27 Acre** land at **Gangapalem, Yerragondapalem, Prakasam District** through a Development Agreement
- 14) MSME Industrial Park [Flatted Factory Complex (FFC)] on **7.00 Acre** land at **Hamsavaram, Tuni, Kakinada District** through a Development Agreement
- 15) MSME Industrial Park [Flatted Factory Complex (FFC)] on **3.93 Acre** land at **Nizampatnam, Repalle, Bapatla District** through a Development Agreement
- 16) MSME Industrial Park [Flatted Factory Complex (FFC)] on **2.18 Acre** land at **Mudasurlova, Visakhapatnam East, Visakhapatnam District** through a Development Agreement
- 17) MSME Industrial Park [Flatted Factory Complex (FFC)] on **1.45 Acre** land at **Venkatapalem, Visakhapatnam West, Visakhapatnam District** through a Development Agreement
- 18) MSME Industrial Park [Flatted Factory Complex (FFC)] on **4.00 Acre** land at **Anantapur in Anantapur District** through a Development Agreement
- 19) MSME Industrial Park [Flatted Factory Complex (FFC)] on **2.00 Acre** land at **Nidadavole, East Godavari District** through a Development Agreement
- 20) MSME Industrial Park [Flatted Factory Complex (FFC)] on **5.00 Acre** land at **Chinnapanduru, Satyavedu, Tirupati District** through a Development Agreement
- 21) MSME Industrial Park [Flatted Factory Complex (FFC)] on **6.86 Acre** land at **Govada, Vemuru, Bapatla District** through a Development Agreement
- 22) MSME Industrial Park [Flatted Factory Complex (FFC)] on **5.00 Acre** land at **Mutyalampadu, Vijayawada Central, NTR District** through a Development Agreement

RESPONSES TO PRE-BID QUERIES

S. No.	Reference Clause / Section	Clarification Sought / Suggestion by the Prospective Bidders	APIIC Response
1.	General	Exemption of Performance Bank Guarantee to MSME Firms	Bidders are informed that as per the Public Procurement Guidelines, Government of India, there is no provision of exemption of Performance Bank Guarantee to MSMEs/MSEs.
2.	General	Please clarify if the FFC can be used for service-related ventures. Please clarify if investors can sell/lease or market the FFC not just to manufacturing services but also for trading and service-related businesses.	The MSME Parks / FFCs may be used by all kind of enterprises classified as MSMEs, in accordance with the classifications issued by the Ministry of Micro, Small and Medium Enterprises, Government of India.
3.	General	Is there any limitation as to the parties to who the developed land can be leased to / sold to?	The Developer shall be entitled to monetize its share of developed/plot area at its discretion, subject to compliance with applicable laws.
4.	General	Is there a limitation that the businesses needs to be MSME in nature?	Kindly refer to the response provided at S.No.2
5.	General	Can the asset be used by companies in the services business?	Kindly refer to the response provided at S.No.2
6.	General	Can we develop mix use infra being combination of factory, warehouse, office spaces etc?	Kindly refer to the response provided at S.No.2 and & S.No.3

RESPONSES TO PRE-BID QUERIES / Request for Proposal (RFP) for Selection of Developer for Development, Operation and Maintenance of MSME Industrial Parks at various locations in Andhra Pradesh

S. No.	Reference Clause / Section	Clarification Sought / Suggestion by the Prospective Bidders	APIIC Response
7.	General	What is the timeline being looked at post bid submission to efficiently look at commencement of work?	Bidders are advised to refer the Clause 5.3.1 of the RFP. Further, bidders are advised to adhere to the bid timelines provided in Clause 6.6 of the RFP.

CORRIGENDUM – 1

S. No.	Reference Clause of RFP	Description as per RFP issued	Revised Text
1.	7.7	The Bidder / Consortium should commit to hold at least 76% (seventy six percent) of the aggregate shareholding of the Developer at least till the fifth anniversary of the Project Completion Date. The equity may be brought down to 51% (fifty one percent) with the prior approval of APIIC.	The Bidder / Consortium should commit to hold at least 51% (Fifty one percent) of the aggregate shareholding of the Developer at least till the fifth anniversary of the Project Completion Date.
2.	Exhibit-2	Notwithstanding the above, we undertake that our equity stake in the Bidding Consortium shall not be less than 51% (fifty one percent) for the period of the Lock-in as detailed in the RFP	Notwithstanding the above, we (Lead Member) undertake that our equity stake in the Bidding Consortium shall not be less than 26% (twenty six percent) for the period of the Lock-in as detailed in the RFP.
3.	16.2	Technical Experience¹ Bidders may note that, in this section, they must provide the details of their experience in developing Relevant Projects, during the last 10 (ten) financial years from 2013-14 to 2023-24. Experience of only the Bidding Entity/Consortium members would be considered.	Technical Experience Bidders may note that, in this section, they must provide the details of their experience in developing Relevant Projects, during the last 5 (five) financial years from 2020-21 to 2024-25 . Experience of only the Bidding Entity/Consortium members would be considered.

¹ This Clause 16.2 is referred for RFPs listed from S.No.1 to S.No.10 and from S.No.18 to S.No.22 (refer list at Page-1 of this document)