

Andhra Pradesh Industrial Infrastructure Corporation Limited

(A Govt. of Andhra Pradesh Undertaking)



EXPRESSION OF INTEREST (EoI)

**Selection of Developers for allotment of land for
Development, Operation and Maintenance of Ready
Build Factory (RBF) Sheds at various locations in
Andhra Pradesh**

January 2026

Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC)

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

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- 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

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2.2.2 The Policy intends to promote the establishment of Plug n Play Industrial Parks and Flatted Factory Sheds especially in the Nano Park (<10 Acre) and MSME Park (10 to 100 Acre) in alignment with the existing or proposed schemes of Govt. of India or Govt. of Andhra Pradesh, as announced from time to time.

2.2.3 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 Ready Build Factory (RBF) Sheds.

2.2.4 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.

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

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S. No.	G.O. No.	Policy
8	G.O. Ms. No. 7 dated 14.11. 2024	Andhra Pradesh Semiconductor and Display Fab Policy (4.0) 2024-29
9	G.O. Ms. No. 18 dated 19.11. 2024	Andhra Pradesh Drone Policy (4.0) 2024-29
10	G.O. Ms. No. 122 dated 13.07. 2025	Andhra Pradesh Space Policy (4.0) 2025-30

3. OBJECTIVE OF THE EOI

3.1 Introduction

3.1.1 APIIC intends to identify suitable Developers for allotment of land for Development, Operation and Maintenance of Ready Build Factory (RBF) Sheds at various locations in Andhra Pradesh.

3.1.2 The objective of this Eoi is to understand the interest and expectations of the interested business entities in developing the RBF Sheds at various locations across the state of Andhra Pradesh. Below table indicates the locations where land is available with APIIC at various locations. Applicants are requested to specify the extent of land that they would require in their Eoi application (refer Form-D).

S. No.	District	Mandal	Village
1	Anakapalli	Anakapalli	Koduru
2	Anakapalli	Atchutapuram	Rambilli
3	Anakapalli	Parawada	Parawada
4	Anakapalli	Makavaripalem	Rachapalli
5	Anakapalli	Nakkapalli	Upamaka
6	Anantapur	Tadipatri	Urichintala
7	Anantapur	Kuderu	Kuderu
8	Anantapur	Kalyandurg	Thimmasamudram
9	Anantapur	Kanaganapalli	Daduluru
10	Anantapur	Anantapuramu	Anantapuramu
11	Annamayya	Valmikipuram	Thatiguntapalli
12	Annamayya	Rajampeta	Tallapaka
13	Annamayya	Kodur	Settigunta
14	Annamayya	Rayachoty	Sybyala
15	Annamayya	Thamballapalli	Kukkarajupalle
16	ASR	Dumriguda	Araku valley
17	ASR	Chintapalli	Chintapalli
18	ASR	Rampachodavaram	Yetipalli
19	Bapatla	Bapatla	East Bapatla
20	Bapatla	Amarthaluru	Govada

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S. No.	District	Mandal	Village
21	Bapatla	Nizampatnam	Nizampatnam
22	Bapatla	Vetapalem	Naynipalli
23	Chittoor	Palamaner	Nagamangalam
24	Chittoor	Gudipalle	Pogurupalli
25	Chittoor	Chittoor	5 – Venkatapuram
26	Chittoor	Punganur	Chedella
27	Chittoor	Nagari	Mangadu
28	Dr.B.R.Ambedkar Konaseema	Uppalagupptam	Uppalagupptam
29	East Godavari	Rajanagaram	Kalavacherla
30	East Godavari	Nidadavole	Nidadavole
31	East Godavari	Gopalapuram	Cherukumilli
32	East Godavari	Rajahmundry Rural	Rajahmundry
33	Eluru	Chinthalapudi	Pattayagudem
34	Eluru	Eluru Rural	Eluru Rural
35	Guntur	Prathipadu	Nadimapalem
36	Kadapa	Gopavaram	Gopavaram
37	Kadapa	CK Dinne	Kopparthy
38	Kadapa	Yerraguntla	T. Sunkesula
39	Kakinada	Pithapuram	Pithapuram
40	Kakinada	Kakinada Rural	Vakalapudi
41	Kakinada	Peddapuram	Peddapuram
42	Kakinada	Gandepalli	Rangampeta
43	Kakinada	Prathipadu	Sankhavaram
44	Kakinada	Tuni	Hamsavaram
45	Konaseema	Ramachandrapuram	Draksharamam
46	Krishna	Ganavaram	Veerapanenigudem
47	Krishna	Pamarru	Aynampudi
48	Kurnool	Orvakal	Guttapadu
49	Kurnool	Yemmiganur	Banavasi
50	Kurnool	Peddakadubur	H. Muravani
51	Kurnool	Devanakonda	Kappatralla
52	Nandyal	Dhone	Jagadurthy

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S. No.	District	Mandal	Village
53	Nandyal	Jupadu Banglow	Thangadancha
54	Nandyal	Kolimigudla	Itikyala
55	Nandyal	Allagadda	R.Krishnapuram
56	Nellore	Atmakur	Narampeta
57	Nellore	Nellore	Amancherla
58	Nellore	Nellore	Bhagat Singh colony
59	Nellore	Manubolu	Sarvepalli
60	NTR	Nandigama	Peddavaram
61	NTR	Vijayawada North	Mutyalampadu
62	NTR	Mylavaram	Mylavaram
63	NTR	Jaggayyapeta	Jayanthipuram
64	P. Manyam	Seethampeta	Panukuvalasa
65	Palnadu	Macherla	Rayavaram
66	Palnadu	Bollapalli	Bollapalli
67	Palnadu	Gurazala	Nadikudi
68	Palnadu	Nekarikallu	Gundlapalli
69	Prakasam	Darsi	Chandaluru
70	Prakasam	Tarlupadu	Kalujuvvalapadu
71	Prakasam	Pamuru	Pedairlapadu
72	Prakasam	Santhanuthalapadu	Santhanuthalapadu
73	Prakasam	Yerragondapalem	Gangapalem
74	Prakasam	Marripudi	Nennurupadu
75	Sri Satya Sai	Puttaparthi	Kappalabanda
76	Sri Satya Sai	Hindupur	Kotipi
77	Sri Satya Sai	Penukonda	Penukonda
78	Sri Satya Sai	Kadiri	Mutyalacheruvu
79	Sri Satya Sai	Madakasira	R. Anantapuramu
80	Srikakulam	Melliaputi	Melliaputi
81	Srikakulam	Palasa	Ramakrishnapuram
82	Srikakulam	Srikakulam	Patrunivalasa
83	Srikakulam	Ranastharam	Pydibhimavaram
84	Tirupati	Srikalahasthi	Rachagunneru

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S. No.	District	Mandal	Village
85	Tirupati	Varadaiahpalem	Chinnapanduru
86	Tirupati	Pellakur	Sirasanambedu
87	Tirupati	Gudur	Kommaneturu
88	Visakhapatnam	Padmanabham	Krishnapuram
89	Visakhapatnam	Pedagantyada	Pedagantyada
90	Visakhapatnam	Visakhapatnam Rural	Mudasurlova
91	Visakhapatnam	Gopalapatnam	Venkatapalem
92	Vizianagaram	Nellimarla	Nellimarla
93	Vizianagaram	RB Puram	Kottakki
94	Vizianagaram	Kothavalasa	Balighattam
95	Vizianagaram	Bondapalli	Kondakindam
96	West Godavari	Palakoderu	Vissakoderu
97	West Godavari	Narasapuram	Likhitapudi
98	YSR Kadapa	Proddatur	T.Chowduru
99	YSR Kadapa	Thondur	Gundlamadugu
100	YSR Kadapa	B. Matam	Nandyalampeta

3.2 Timelines

S.No.	Milestone	Date
1.	Issuance of EOI Document	12/01/2026
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 investments-ap@apiic.in , latest by 15:00 hours	19/01/2026
3.	Pre-EOI Meeting with prospective Applicants through Video Conference. VC Link to be obtained from investments-ap@apiic.in	21/01/2026
4.	Publication of APIIC's responses on queries on the website	23/01/2026
5.	Last date for submission of EOI Application	06/02/2026

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

4. ROLE OF THE DEVELOPER

4.1.1 The Developer shall be responsible for:

- a) Preparation of Detailed Project Report (DPR),
- 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) Construction of the Project as per specifications and time schedule mutually agreed with APIIC,
- 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,

5. ROLE OF APIIC

5.1.1 APIIC shall be responsible for:

- a) Handover the encumbrance free possession of land to the Developer.
- b) Provide reasonable support and assistance to the Developer in procuring Applicable Permits required from any Government Instrumentality for implementation and operation of the Project.
- c) Provide reasonable assistance to the Developer in obtaining access to all necessary infrastructure facilities and utilities, including water and electricity at rates and on terms no less favourable to the 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 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 Entities with experience of constructing or developing any of the following projects may apply for this Eoi:
- Flatted Factory Sheds / Ready Build Factory Sheds; **or**
 - Projects in any of the Sectors as per Harmonized Master List of Infrastructure Sub-Sectors notified by the Department of Economic Affairs, Ministry of Finance, Government of India.
- 6.1.3 Entities engaged in manufacturing / trading / services businesses are also encouraged to apply.

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 7.4** of Annexures, and submit the same through email on investments-ap@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 investments-ap@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: Application Letter

(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) for allotment of land for Development, Operation and Maintenance of Ready Build Factory (RBF) Sheds

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.

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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				
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	2022-23	2023- 24	2024-25
		Turnover			
		Net worth			
2 Brief description of the Company including details of its main lines of business:					
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				

7.3 Form-C: Details of Past Experience

S. No.	Project Details (Name, Location, Size, etc.)	Project Cost (INR Crore)	Present Status (Under Construction / Operational)
1			
2			
3			
4			
5			
6			
.			
.			

7.4 Form-D: Brief on the Proposed Project and preference on mode of land allotment

A. Locations identified for development of RBF Sheds:

In this section, Applicants are requested to fill the below format with the identified locations of their interest, along with the required land extent (in Acre) and proposed built-up area of the RBF shed at each of the identified location (refer the location list at 3.1.1 of this document)

S. No.	District	Location	Land required for RBF Shed (in Acre)	Proposed Built-up Area of RBF Shed (sqft)	Proposed Investment (INR Crore)
1					
2					
...					
...					

B. Mode of Land allotment proposed by the Applicant:

In this section, Applicants are requested to specify their preferred land allotment model. Below are few model options for reference; however, Applicants are encouraged to suggest their own preferred model:

- *Option A: Land to be allotted under a Lease Model with upfront payment of land cost to APIIC*
- *Option B: Land to be allotted under a Lease Model with a mix of upfront and annual payments to APIIC*
- *Option C: Land to be allotted under a Lease Model with annual payments to APIIC*
- *Option D: Land to be allotted on Outright Sale basis. Agreement to sale to be executed on payment of land cost and the Sale Deed to be executed upon completion of construction of RBF sheds.*
- *Option E: Development Agreement with APIIC on built-up area sharing basis*
- *Option F: Development Agreement with APIIC with pre-determined annual payments to APIIC.*
- *Option G: Any other model (Applicant to elaborate on the suggested model)*

7.5 Policies and Operational Guidelines for Applicant's Reference

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/>

