ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED

(A Govt. of Andhra Pradesh Undertaking)

REQUEST FOR PROPOSAL (RFP)

FOR EMPANELMENT OF CONSULTANTS FOR PREPARATION OF DETAILED PROJECT REPORTS (DPRs) FOR PROPOSED INDUSTRIAL PARKS IN ANDHRA PRADESH UNDER THE BHARAT AUDYOGIK VIKAS YOJNA (BHAVYA) SCHEME (PHASE-I ROUND-2)

August 2026

Andhra Pradesh Industrial Infrastructure Corporation Limited

9th Floor, APIIC Towers, Plot No-1, IT Park, Mangalagiri, Guntur

Andhra Pradesh - 522 503

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1. BACKGROUND

1.1 About APIIC

Andhra Pradesh Industrial Infrastructure Corporation Limited (“APIIC”) is a wholly owned undertaking of the Government of Andhra Pradesh and is responsible for the identification, acquisition, planning, development and management of industrial infrastructure across the State. APIIC develops and maintains industrial parks, industrial estates, sector-specific parks, industrial corridors and allied infrastructure, and serves as the principal agency through which the State delivers land and infrastructure to manufacturing investors.

Andhra Pradesh is presently pursuing a significant expansion of its industrial land bank, supported by its long coastline, multiple operational and upcoming ports, national highway and dedicated freight corridor connectivity, and a policy environment directed at attracting large-scale manufacturing investment. In support of this, APIIC is undertaking large-scale identification, acquisition and development of land parcels for industrial use across districts of the State.

1.2 The BHAVYA Scheme

The Bharat Audyogik Vikas Yojna (“BHAVYA”) is a Central Sector Scheme of the Department for Promotion of Industry and Internal Trade (“DPIIT”), Ministry of Commerce and Industry, Government of India, approved by the Union Cabinet in March 2026 and notified on 10 April 2026, with operational guidelines issued on 23 May 2026. The Scheme is designed to develop investment-ready, world-class industrial parks with plug-and-play infrastructure, and is aligned with the objectives of Make in India and PM Gati Shakti.

The salient features of the Scheme, as relevant to this RFP, are summarised below:

Particulars	Details
Total outlay	₹ 33,660 crore (including ₹ 60 crore administrative fund)
Coverage	100 industrial parks across India, over FY 2026-27 to FY 2031-32
Phasing	Phase I - 50 parks, selected through a challenge-based competitive process conducted in two rounds. Round 1 window: 01.06.2026 to 31.07.2026, up to 20 parks. Round 2 window: 01.08.2026 to 30.09.2026. Phase I selection is to be completed within one year of notification of the Scheme. Phase II - the balance of the 100 parks, through application windows to be notified by DPIIT thereafter. This RFP is not confined to any one phase or round - refer Section 1.5
Minimum land	100 acres of contiguous land in non-hilly States (25 acres in hilly / North-Eastern States); up to two adjoining parcels of 100 acres each within a 2 km radius may be considered
Park size cap	Central assistance is limited to an upper cap of 1,000 acres per park. Not more than 20 parks across India may have a development area between 500 and 1,000 acres
Central assistance	Equity contribution through NICDIT of up to ₹ 1 crore per acre (₹ 50 lakh per acre for private developer-led parks)

Particulars	Details
Release of funds	In three tranches in the ratio 40 : 40 : 20, linked to achievement of defined milestones
Implementation	Through a Special Purpose Vehicle (SPV) incorporated under the Companies Act, 2013
Project Management Agency	National Industrial Corridor Development Corporation Limited (NICDC)
Approving authority	National Level Steering Committee (NLSC), chaired by Secretary, DPIIT

1.3 Basis of Selection under the Scheme - Why DPR Quality Matters

Selection of industrial parks under BHAVYA is competitive and evidence-based. Applications meeting the mandatory eligibility conditions are evaluated by the NLSC against a 100-mark evaluation matrix prescribed at Annexure I of the Scheme Guidelines, covering multi-modal connectivity and site suitability, confirmed availability of power and water, the quality and industrial competitiveness of the Detailed Project Report, demand validation, digital single-window readiness, power tariff competitiveness and related parameters. Only applications scoring above the benchmark threshold are shortlisted for detailed examination of the DPR and consideration for approval and funding.

Of the 100 marks, 25 marks are assigned solely to the quality and industrial competitiveness of the DPR, and a substantial further proportion depends on evidence - connectivity data, utility confirmations, demand studies, master planning and financial analysis - that is generated and documented through the DPR exercise itself. The DPR is therefore not a procedural formality. It directly determines whether a proposed park is selected for Central funding, the quantum of assistance received, and the ease with which subsequent tranches are released.

Accordingly, APIIC requires DPRs prepared by consultants with demonstrated capability in industrial park planning, infrastructure engineering, demand assessment and project financial structuring. The eligibility conditions at Section 7 and the evaluation methodology at Section 9 have been framed to secure consultants of that standard while keeping the procurement process simple and competitive.

1.4 The BHAVYA Rasayan Scheme

In addition to BHAVYA, the Union Cabinet has approved the Bharat Audyogik Vikas Yojana Rasayan (“BHAVYA Rasayan”) Scheme, administered by the Department of Chemicals and Petrochemicals (DCPC), Ministry of Chemicals and Fertilizers, for the establishment of three dedicated Chemical Parks in the country. The two Schemes are distinct in administration, funding, eligibility and application process, but a single land parcel of sufficient extent may be positioned for consideration under either. The salient features of BHAVYA Rasayan, as relevant to this RFP, are summarised below:

Below are Indicative details regarding BHAVYA Rasayan scheme	
Particulars	**Details**
Administering Ministry	Department of Chemicals and Petrochemicals, Ministry of Chemicals and Fertilizers, Government of India
Announced	Union Budget for FY 2026-27; approved by the Union Cabinet
Coverage	Three dedicated Chemical Parks across India
Total outlay	₹ 3,030 crore, comprising ₹ 3,000 crore towards common infrastructure facilities and basic utilities and ₹ 30 crore administrative expenditure
Central assistance	Grant of up to ₹ 1,000 crore per park
State contribution	Minimum ₹ 500 crore by the concerned State Government
Minimum land	8 sq. km., being a minimum of 2,000 acres, of contiguous and encumbrance-free land
Mode of selection	Challenge Route among States; parks may be greenfield or brownfield
Scheme period	FY 2026-27 to FY 2030-31, being five years
Funded scope	Common infrastructure facilities and basic utilities, including common effluent treatment, treatment, storage and disposal facilities, hazardous waste management, solvent recovery, interconnected pipeline networks, logistics and warehousing

Among the parcels listed at Section 1.6 (Indicative parks list), the proposed Chemical Park at Mulapeta, Srikakulam District, is the only site that satisfies the minimum contiguous land requirement of 2,000 acres prescribed under BHAVYA Rasayan Scheme. The consultant assigned to this parcel shall, as part of same assignment and without any separate procurement process, also prepare the Detailed Project Report, Master Plan and application dossier in the form required for consideration under BHAVYA Rasayan, so that APIIC may pursue either or both Schemes in respect of that parcel.

Selection under BHAVYA Rasayan is national in scope and is limited to three parks across all States. Inclusion of the parcel in this RFP does not imply that it will be submitted under, or selected under, that Scheme.

The detailed operational gudelines, application format and challenge window under BHAVYA Rasayan had not been notified by the Department of Chemicals and Petrochemicals as on the date of this RFP. The consultant shall track the issue and shall prepare the DPR in accordance with the guidelines as and when notified. No additional fee shall be payable on that account.

1.5 Application Windows and Timing

The BHAVYA Scheme is being implemented in rounds. The position as on the date of this RFP is as follows:

Stage	Position
Phase I, Round 1	Window opened on 01.06.2026 and closed on 31.07.2026. Up to 20 proposals may be selected in this round
Phase I, Round 2	Window opened on 01.08.2026 and closes on 30.09.2026. New proposals can be submitted and any proposal not selected in Round 1 may be resubmitted with improvements or modifications
Phase II	Application windows for the balance of the 100 parks, to be notified by DPIIT after completion of the Phase I selection process

This RFP is issued in respect of the BHAVYA Scheme as a whole and is not confined to any one phase or round. Park-wise assignments may be awarded for an application window that is open, or that opens, during the one-year rate-validity period specified in Section 11.

Applicants are placed on notice that the Round 2 window of Phase I is presently open and closes on 30 September 2026, while the application windows for Phase II have not yet been notified. APIIC may commission an assignment for any parcel capable of being submitted within an applicable window. Where required, the work order may prescribe a compressed timeline in place of the timeline at Section 6, and the selected consultant shall be bound to meet it.

The quoted rates shall remain firm and valid for a period of one (1) year from the Tender Date. During this validity period, APIIC may issue park-wise work assignments for any round or phase under the BHAVYA programme and, where applicable, under the BHAVYA Rasayan Scheme. Such assignments shall be executed at the quoted rates without any revision or escalation.

1.6 Indicative Parks Proposed by APIIC

The land parcels presently under consideration by APIIC for application under the Scheme are listed below.

S. No.	District	Location	Indicative Sector	Extent (Ac.)
1	Chittoor	Kosalanagaram	Heavy Engineering	1,000
2	Sri Sathya Sai	Chalivendula	Aerospace and Defence	1,000
3	Srikakulam	Chemical Park, Mulapeta	Chemical Park	2,000
4	Anakapalli	Burugupalem	Rare Earth Mineral Processing	1,000
5	Kurnool	Loddipalli, Orvakal	Multi Sector	900

S. No.	District	Location	Indicative Sector	Extent (Ac.)
6	Anantapur	Thimmasamudram	Textile	500
7	Markapuram	Pamuru	Multi Product (Engineering)	500
8	Prakasam	Donakonda	Defence Park	500
9	Sri Sathya Sai	Puttaparthy	Aerospace and Defence	500
10	YSR Kadapa	Jammalamadugu	Iron and Steel	400
11	YSR Kadapa	Badvel	Wood Cluster	382
12	YSR Kadapa	Kopparthy	Multi Product	300
13	Anakapalli	Pudimadaka and Chatametta (V)	Circular Economy	287
Total				**9,269**

- The list is indicative. APIIC may add or remove parcels having regard to initial screening, land readiness, encumbrance status and data availability under the Scheme, and is under no obligation to commission a Detailed Project Report in respect of any parcel listed.
- Separate financial quotes shall be submitted for each park. A bidder may quote for one, several or all parks; however, the final allocation of assignments shall rest solely with APIIC.
- Central assistance under BHAVYA is limited to an upper cap of 1,000 acres per park. Where a parcel exceeds that extent, the consultant shall size the funded development area to the cap and shall present the balance extent as a separate, separately costed phase, so that the admissible Central assistance is not understated and the State share is transparent.
- Unless the work order provides otherwise, no consultant shall hold more than two parcels/locations under BHAVYA assignment at the same time. APIIC may relax this limit having regard to the capacity demonstrated by the consultant and the application window applicable.

2. PURPOSE OF THE RFP

The purpose of this RFP is to empanel qualified consultancy firms for preparation of Detailed Project Reports, together with associated conceptual master planning, infrastructure planning, demand assessment and financial viability analysis, for industrial parks proposed by APIIC for consideration under the BHAVYA Scheme.

The procurement is intended to provide APIIC with access to capable consultants for park-wise assignments as land parcels are firmed up and application windows under the Scheme are notified. The park-wise rate mechanism enables timely commissioning of DPRs while maintaining a transparent and competitive selection process.

The empanelled consultants shall enable APIIC to:

- Prepare Detailed Project Reports that comply in full with the DPR template prescribed at Annexure II of the BHAVYA Scheme Guidelines
- Generate documented evidence against each parameter of the NLSC evaluation matrix at Annexure I of the Scheme Guidelines, so that scoring is supported by verifiable data rather than narrative assertion
- Establish the technical, infrastructural, market and financial viability of each proposed park to a standard capable of withstanding scrutiny by the State Level Committee, NICDC and the NLSC
- Submit complete, portal-ready applications within the timelines notified for each application window; and
- Provide continued support through the appraisal process until the competent authority communicates its decision on each application.

It is clarified that empanelment under this RFP does not confer any right upon an Applicant to receive any specific assignment or any minimum quantum of work. Assignments shall be issued at the sole discretion of APIIC, park-wise.

3. NATURE OF ASSIGNMENT

Assignments awarded under this RFP shall be in the nature of full-scope Detailed Project Report preparation for a proposed industrial park, undertaken specifically for submission under the BHAVYA Scheme. For each park assigned, the selected consultant shall act as the single point of responsibility for the entire assignment lifecycle, from data collection and site assessment through appraisal support after submission.

Each assignment shall be issued through a park-specific work order specifying the land parcel, its extent, the accepted professional fee, the deliverable timeline and any park-specific requirements. The broad scope applicable to all assignments is set out at Section 4; APIIC may vary or supplement the scope for a particular park through the relevant work order.

The assignment involves the preparation of a Detailed Project Report of implementation grade, and is distinct from a preliminary or screening-level study. It shall include primary and secondary data collection, site reconnaissance, GIS-based analysis, conceptual master planning, infrastructure sizing, cost estimation, financial modelling and preparation of application documentation. However, unless expressly included in the relevant work order, the assignment shall not extend to detailed topographical or geotechnical survey, Environmental Impact Assessment studies, detailed engineering design, tender drawings or bills of quantities, as further set out at Section 12.2 limitations.

4. SCOPE OF WORK

The work streams set out below describe the principal content of an assignment. They are indicative of the effort expected and are not an exhaustive statement of the scope.

In every case the Detailed Project Report shall follow the the BHAVYA Scheme Guidelines, shall classify project cost in accordance with the funding taxonomy at Annexure III thereof, and shall generate documented evidence against each parameter of the NLSC evaluation matrix at Annexure I thereof. Anything required by the Scheme Guidelines, by the DPR template, by the application format published on the BHAVYA portal, or by APIIC, DPIIT, NICDC or the National Level Steering Committee at any stage of appraisal, shall form part of the scope whether or not it is expressly listed in this Section, and no claim for additional fee shall lie on the ground that a requirement is not set out here.

Where the Scheme Guidelines are amended, or fresh instructions are issued by DPIIT or NICDC, the scope shall stand modified accordingly. APIIC may in addition define, vary or supplement the scope for a particular parcel through the relevant work order.

4.1 Data Collection, Site Reconnaissance and Stakeholder Consultation

- Collection and reconciliation of land parcel data from APIIC, including location sketch, revenue data and survey number details, land classification and extent.
- Reconnaissance visit to the site, covering landform, drainage, access, settlements, existing structures and surrounding land use.
- Consultation with the concerned Zonal Manager of APIIC, District Revenue authorities, utility agencies and other relevant stakeholders.
- Collection of secondary data, including Survey of India toposheets, satellite imagery, Bhuvan land use data, district Socio-Economic Handbooks and relevant published reports.
- Identification of data gaps and the further investigations required at implementation stage.

4.2 Site Analysis, Land Suitability and Mapping

- GIS-based site analysis covering terrain and slope, drainage pattern, low-lying and flood-prone areas, cut-and-fill sensitivity and broad soil and geological desk review.
- Assessment of parcel characteristics including total extent, shape, contiguity, fragmentation and encumbrance status, and confirmation of compliance with the minimum contiguous land requirement under the Scheme.
- Screening methodology to arrive at a preferably contiguous and developable land parcel, with identification of unusable or constrained areas.
- Mapping of the site boundary on satellite imagery, together with surrounding developments, settlements and infrastructure.
- Environmental and social screening, including identification of Reserved Forests, Wildlife Sanctuaries, National Parks and other sensitive areas within a 10 km radius, and preliminary identification of clearances likely to be required.

4.3 Connectivity and External Infrastructure Assessment

This work stream shall generate the documented evidence required against the connectivity and utility parameters of the NLSC evaluation matrix, and shall cover:

- Distance and quality of access to the nearest National Highway, State Highway, railhead, inland container depot or multi-modal logistics park, seaport and cargo airport, with confirmation of position against the threshold distances prescribed under the Scheme.

- Assessment of the connecting road, including right of way, carriageway standard and all-weather status, and where connectivity is proposed rather than existing, the land availability, construction plan and financing arrangement for the same.
- Distance from the external boundary of the nearest qualifying Urban Local Body, with population as per the latest census.
- Identification of the external power source, including the nearest substation, voltage level and available capacity, and the transmission arrangement to the site.
- Identification of the external water source, including quantum available, distance, and the conveyance arrangement to the site.
- Confirmation in writing, from the concerned agencies, of the availability of both power and water for the proposed park, together with gas connectivity and solid waste management options where applicable.
- Integration of the above with the PM Gati Shakti National Master Plan.

4.4 Regional Profile, Market and Demand Assessment

DPR should include the following:

- Regional and district profile covering population, urban settlement pattern, workforce availability, educational and skill institutions, and the existing industrial base.
- Sectoral overview and identification of target sectors for the proposed park, arrived at in consultation with APIIC.
- Demand validation based on vacancy and absorption trends in competing non-SEZ industrial areas, parks and clusters within a 100 km radius, supported by documented analysis.
- Manpower and human resource assessment for the identified target sectors.
- Assessment of applicable Central and State policy incentives and their relevance to the target sectors.

The market assessment, demand validation and manpower assessment described above are mandatory chapters of the Detailed Project Report under Annexure II of the Scheme Guidelines, and are separately scored under the NLSC evaluation matrix. They shall be delivered in full as part of every assignment.

4.5 Conceptual Master Planning

A conceptual master plan of planning grade shall be prepared, oriented towards plug-and-play development and phased implementation, covering:

- Broad land use zoning by sector, together with a tentative land use distribution statement.
- Circulation hierarchy, including arterial and internal road network, access points, right of way and pedestrian circulation.

- Location of core utility infrastructure - water treatment plant, sewage treatment plant, common effluent treatment plant, substations, solid waste management facilities and underground utility corridors.
- Provision for plug-and-play and built-to-suit facilities, warehousing, common facility centres, testing laboratories, skill development centres and start-up or incubation space, as relevant to the target sectors.
- Worker housing and social infrastructure, including healthcare, childcare and recreational facilities, preferably structured for delivery through public-private partnership.
- Green belts, buffers, open spaces and landscape strategy, in accordance with applicable development control regulations.
- Digital infrastructure, information and communication technology network and security infrastructure.
- Sustainability measures, including renewable energy provision, water recycling and reuse.
- Phasing concept, indicating Phase I, II and III development areas with corresponding land use distribution.
- Site development and levelling concept, and the compound wall, as required under the Master Plan chapter of the DPR template.

4.6 Infrastructure Planning and Sizing

- Assessment of water demand, power demand, sewage and effluent generation and solid waste generation, based on the proposed sectoral mix and applicable norms.
- Preliminary sizing and design basis for internal roads, storm water drainage, water supply and storage, sewerage and treatment systems, power distribution network, street lighting and telecommunication infrastructure.
- Identification of external infrastructure works required for last-mile connectivity and utility linkage, distinguished from internal infrastructure.
- Engineering and construction management approach, including the packaging of core infrastructure works for delivery through the EPC mode contemplated under the Scheme.

4.7 Project Cost Estimation

Project cost shall be estimated and presented in accordance with the funding taxonomy prescribed at Annexure III of the Scheme Guidelines, so that the extent of admissible Central assistance is transparent. The estimate shall separately identify:

Cost Head	Coverage
Core infrastructure	Internal roads, underground utilities, storm water drainage, street lighting, landscaping, CETP, WTP, STP, solid waste management, ICT and security infrastructure, administrative block and fire safety systems

Cost Head	Coverage
Value-added infrastructure	Built-to-suit facilities, storage and warehousing, sector-specific support infrastructure including R&D centres, testing laboratories and training centres, and renewable energy infrastructure
Social infrastructure	Worker housing, common facility centres, on-site day care and health services and skill development centres, preferably on a public-private partnership basis
External infrastructure	Last-mile link road, power transmission line from the nearest substation, water supply pipeline from the nearest source and access to gas supply - admissible up to 25 percent of Scheme funding, with the balance to be borne by the State
Ineligible items	Land acquisition and development cost, commissioning fees, royalty, preliminary and pre-operative expenses, capitalised interest, transportation equipment and working capital - to be excluded from all funded heads

- Cost estimates shall be based on prevailing schedule of rates, benchmarked against comparable projects, and shall clearly state all assumptions and exclusions.
- Land proposed to be contributed as equity to the SPV shall be valued in accordance with the methodology prescribed under the Scheme Guidelines.
- Opportunities for convergence with other Central and State schemes, for components not funded or only partly funded under BHAVYA, shall be identified.

4.8 Financial Viability Analysis

- Preparation of a transparent and auditable financial model, submitted in working spreadsheet form along with the DPR.
- Means of finance, indicating the proposed equity contribution of each shareholder, Central assistance sought, and any debt or other instruments proposed.
- Revenue assumptions, including land allotment price benchmarks, phasing of allotment, lease and maintenance charges.
- Operating expenditure assumptions, including manpower, power, water, treatment costs and asset replacement.
- Computation of key financial indicators, including Internal Rate of Return, Net Present Value, Debt Service Coverage Ratio and payback period, with sensitivity analysis on principal variables.
- Operation and maintenance framework and the mechanism proposed for recovery of operation and maintenance expenses, including the O&M corpus fund contemplated under the Scheme.

4.9 Project Implementation Framework and Impact

- Proposed SPV structure, shareholding pattern and governance framework, consistent with the Scheme Guidelines.

- Stakeholders and their responsibilities, project execution strategy, procurement approach and plot allotment framework.
- Indicative implementation schedule, with milestones aligned to the tranche release conditions under the Scheme.
- Assessment of project impact, including private investment expected to be grounded, number of industrial units anticipated and estimated direct and indirect employment generation.
- The proposed development mode, being public, private or public-private partnership, together with the promoter details and project rationale required under the DPR template, and an Executive Summary of the Report.

4.10 Application Preparation, Submission and Appraisal Support

The assignment shall not conclude upon submission of the Final DPR. Within the quoted fee, the consultant shall additionally:

- Prepare and upload the complete application, DPR and supporting annexures on the BHAVYA portal in the format prescribed by DPIIT and NICDC;
- Prepare presentation material and briefing notes for review by APIIC, the State Level Committee, NICDC and the NLSC, and present the same where required;
- Respond to observations and clarifications raised at any stage of appraisal, and incorporate consequent revisions in the DPR, master plan or financial model; and
- Continue such support until the competent authority communicates its decision on the application.

4.11 Additional Evidence Required by the NLSC Evaluation Matrix

Sections 4.1 to 4.10 cover the substance of the Detailed Project Report. A small number of parameters in the NLSC evaluation matrix at Annexure I of the Scheme Guidelines turn on State-level position rather than on site investigation, and are listed separately below so that they are not overlooked:

- Confirmation that not less than 90 percent of the parcel is encumbrance-free and in the possession of APIIC as on the date of the application, supported by revenue records, together with the plan for transfer of the balance extent to the Special Purpose Vehicle before release of the second tranche.
- The mode by which the land has been made available and, where the parcel has been assembled through land pooling, aggregation or a town planning scheme, the documentation establishing that fact, which attracts additional weightage under the Scheme.
- The status of digital mapping of compliances on the Single Window Clearance System proposed at Special Purpose Vehicle level, covering e-land management, building construction, utilities, fire, pollution and gas no-objection certificates, labour licence and the Inspectorate of Factories.
- The differential between the industrial and the domestic power tariff applicable to the proposed park or to the industrial sector in the State, the period for which that differential is committed, and the availability of renewable energy at competitive rates.

- The actual time taken for industrial land allotment in the State, from the date of application to the issue of the allotment letter, in the preceding calendar year.
- Confirmation that no issue relating to delegation of powers or to external connectivity remains pending in any NICDP or PM MITRA park in the State, such confirmation being a precondition to submission of the application.
- The proposed delegation of planning and development powers to the Special Purpose Vehicle, formal delegation of which is a prerequisite to the transfer of any funds under the Scheme.
- Provision in the financial model for the Operation and Maintenance Corpus Fund of up to 5 percent of the gross allotment premium contemplated under the Scheme, and for the State Support Agreement commitment of the State to bear 75 percent of the cost of external infrastructure.
- Integration of the site and its connectivity on the PM Gati Shakti National Master Plan, with portal extracts furnished as supporting documentation.

Most of the above rests on records held by APIIC and by departments of the State Government rather than on work the consultant must originate. APIIC shall provide the data available with it in accordance with Section 12.1 and shall facilitate access to the concerned departments and agencies. The obligation of the consultant is to obtain, verify, compile and present this material in the form the evaluation matrix requires, and to flag any gap early enough for APIIC to act on it.

4.12 Additional Requirements for the Proposed Chemical Park

In respect of the proposed Chemical Park at Mulapeta, Srikakulam District, and in respect of any other parcel that APIIC may notify in the work order as being positioned for BHAVYA Rasayan, the consultant shall additionally, within the quoted fee:

- Establish and document contiguity and encumbrance-free status of not less than 8 sq. km., being 2,000 acres, as required under BHAVYA Rasayan, separately from the BHAVYA land eligibility position.
- Prepare the master plan and infrastructure sizing for a dedicated chemical and petrochemical park, including common effluent treatment, a treatment, storage and disposal facility, hazardous waste handling, solvent recovery, interconnected industrial pipeline corridors, dedicated firefighting and emergency response provision, and logistics and warehousing.
- Assess the environmental, statutory and siting requirements specific to chemical manufacturing, including buffer distances, risk and hazard screening, and the clearances likely to be required.
- Prepare a costing that separately identifies the common infrastructure facilities and basic utilities admissible under BHAVYA Rasayan, the corresponding State contribution of not less than ₹ 500 crore, and the position of the same components under BHAVYA, so that APIIC may compare the two Schemes on a common basis before deciding which to pursue.
- Prepare the application dossier in the format prescribed by the Department of Chemicals and Petrochemicals when notified and provide appraisal support on the same terms as apply to a BHAVYA application under Section 4.10.

5. DELIVERABLES

For each park assigned, the consultant shall submit the following five deliverables:

D1 - Inception Report

Project understanding, data requirements, methodology, work plan, stakeholder engagement approach and implementation schedule.

D2 - Final Master Plan and Costing

Site analysis and land suitability assessment, connectivity and utility evidence, demand assessment, final Conceptual Master Plan incorporating stakeholder inputs, infrastructure sizing, detailed project cost estimates and financial assessment.

D3 - Submission and approval by SLC

The Consultant shall submit the proposed Master Plan, Detailed Project Report (DPR), project cost estimates, financial assessment and all supporting documents to the State Level Committee (SLC) for appraisal and review. The Consultant shall make presentations before the SLC and other relevant stakeholders, incorporate their comments, secure the approval or recommendation of the SLC, and prepare the final submission package for NICDC/PMA and the BHAVYA Portal in compliance with the applicable Scheme requirements.

D4 - Final DPR and Portal Submission-Ready Files

Final Detailed Project Report, together with all formats, annexures, drawings and supporting documents required for submission on the BHAVYA Portal, and the stakeholder presentation with comments incorporated.

D5 - Appraisal and Approval Support

Support during appraisal, including responses to queries, revisions and submission of additional information, until communication of the final decision by the competent authority.

6. ASSIGNMENT TIMELINES AND PAYMENT TERMS

The full cycle from Letter of Award to submission of the Final DPR is five weeks. The timelines and corresponding payment against each deliverable shall be as follows:

Deliverable	Milestone	Timeline	Payment
D1	Submission of Inception Report	1 week from LOA	10%
D2	Submission of Final Master Plan and final Cost Estimates	3 weeks from LOA	20%
D3	Submission and approval by SLC	4 weeks from LOA	20%
D4	Submission of Final DPR and Portal-Ready Documentation	5 weeks from LOA	20%
D5	Provision of appraisal support services, including attending to and resolving all queries/clarifications raised by NICDC/DPIIT during the appraisal process, and completion of all associated activities up to the communication of the final decision by NICDC/DPIIT.	Until communication of the final decision on the proposal by NICDC/DPIIT	30%

- The five-week timeline is driven by the application windows under the Scheme and applies to every assigned park. The Technical Proposal shall demonstrate how the bidder will meet this timeline for the park or parks quoted.
- APIIC may compress or extend the timeline for a particular parcel, having regard to urgency, parcel complexity, data availability and the application window then open under the Scheme. Any such modification shall be specified in the work order and shall be binding on the consultant.
- No advance payment shall be made.
- The balance 30 percent against D5 shall be paid as final payment, after submission of the application and approval of the project by the Central Government.
- The quoted fee shall be inclusive of all costs, including site visits, travel, data procurement, software, sub-consultants, report production and presentations, and shall be exclusive of GST. No escalation shall be permitted during the one-year rate-validity period.

7. TECHNICAL CRITERIA

This RFP is open to all consultants, subject to the following conditions:

- The Consultant shall have access to a multidisciplinary team with expertise in planning, engineering, and finance, capable of addressing all aspects of the assignment. The Consultant shall submit the proposed team structure, position-wise staffing pattern, and curriculum vitae (CVs) of key experts for the purpose of evaluation. The adequacy of the proposed team and the qualifications and experience of the personnel shall be assessed by the IBEC Committee and considered during the technical evaluation of the proposal.

- The Consultant shall have successfully completed and submitted at least one (1) project under BHAVYA Phase I, or shall possess prior experience in an assignment undertaken for the National Industrial Corridor Development Corporation (NICDC), the Department for Promotion of Industry and Internal Trade (DPIIT), the Government of India (GoI), or under an Asian Development Bank (ADB) funded or World Bank funded project, involving preparation of a Master Plan or Detailed Project Report (DPR) for an Industrial Corridor, Industrial Node, Industrial Park, Industrial Cluster, or other similar industrial infrastructure development projects. In the case of a Joint Venture (JV) or Consortium, the proposed consultant should be the lead member.
- The Consultant shall submit a Completion Certificate or equivalent documentary evidence issued by the client/competent authority as proof of successful completion of the qualifying assignment. The submitted documents shall be reviewed by the IBEC (Internal BHAVYA Evaluation Committee) to assess the relevance of the assignment, the quality and scope of work undertaken, and its alignment with the objectives and requirements of the BHAVYA scheme. Based on such evaluation, the Committee shall determine the Consultant's eligibility and the acceptability of the claimed experience. The decision of the IBEC Internal BHAVYA Evaluation Committee shall be final and binding.

8. INSTRUCTIONS TO BIDDERS

8.1 Proposal Structure

Submission of the Proposal:

- All prospective bidders shall submit their proposals online through AP E-procurement portal (www.apeprocurement.com)

  The Proposal shall comprise separate Technical and Financial Proposals, as prescribed on the e-procurement portal. The Technical Proposal shall contain:

- Understanding of the assignment and the proposed methodology.
- Work plan and approach for timely completion of the assignment.
- A brief statement of the multidisciplinary expertise available for the assignment. Detailed team structure, position-wise deployment and individual curricula vitae are not required at the proposal stage.
- Experience in undertaking similar assignments, including experience under BHAVYA Phase I or the qualifying experience specified in Section 7 and Annexure-5.
- Any other information supporting the bidder's technical capability to execute the assignment.
- Documentary evidence supporting the eligibility and experience claimed under Section 7 shall be uploaded with the Technical Proposal as specified in Annexure-5.
- The Proposal shall remain valid for 120 days from the Proposal Due Date.

8.2 Financial Proposal (as per the AP E-Procurement Portal)

Financial Proposal (Park-wise Fees)

- A separate professional fee, expressed as a rate per acre, shall be quoted for each park for which the bidder wishes to be considered. The Financial Proposal shall be submitted only through the e-procurement portal.
- The quoted fee shall be inclusive of all costs and exclusive of GST.
- No escalation shall be permitted during the rate-validity period.

Park No.	Industrial Park / Location	Acres	Professional Fee - Rate per Acre (INR)
Park 1	Kosalanagaram (Chittoor)	1,000	
Park 2	Chalivendula (Sri Sathya Sai)	1,000	
Park 3	Chemical Park, Mulapeta (Srikakulam)	2,000	
Park 4	Burugupalem (Anakapalli)	1,000	
Park 5	Loddipalli, Orvakal (Kurnool)	900	
Park 6	Thimmasamudram (Anantapur)	500	
Park 7	Pamuru (Markapuram)	500	
Park 8	Donakonda (Prakasam)	500	
Park 9	Puttaparthy (Sri Sathya Sai)	500	
Park 10	Jammalamadugu (YSR Kadapa)	400	
Park 11	Badvel (YSR Kadapa)	382	
Park 12	Kopparthy (YSR Kadapa)	300	
Park 13	Pudimadaka & Chatametta (V), Anakapalli	287	

9. EVALUATION AND SELECTION METHODOLOGY

9.1 Technical Responsiveness

The Technical Proposal shall be examined on a qualifying basis for compliance with the eligibility criteria in Section 7, the proposal requirements in Section 8.1 and the documentary evidence submitted. Only technically responsive bidders shall be considered for financial evaluation.

9.2 Financial Evaluation and Park-wise Selection

- Financial evaluation shall be carried out separately for each industrial park.
- For each park, the lowest rate per acre quoted by a technically responsive bidder shall be treated as the L1 Quoted Price.
- Having regard to the park-wise quotations and the L1 rate, APIIC may determine an acceptable Fair Price per Acre for the concerned park.

- APIIC may allocate assignments based on its requirements, award one or more parks to one or more consultants at the accepted price, invite technically responsive bidders to match the accepted price where considered necessary, or negotiate with the L1 bidder, without altering the scope of work.
- APIIC reserves the right to reject any quotation, add or remove parks, or cancel the procurement process at any stage for administrative or other reasons, without assigning any reason.

10. SCHEDULE OF SELECTION PROCESS

S. No.	Event	Date
1	Issuance of RFP	06 August 2026
2	Last date for submission of Proposals	13 August 2026 (IST, 3:00 PM)
3	Tentative date for issue of Letter of Award	17 August 2026

APIIC may revise the above schedule through a corrigendum or notice published on the e-procurement portal.

11. EMPANELMENT PERIOD AND WORK ALLOCATION

- **Validity of rates**: 1 (one) year from the date of issue of Tender.
- **DPR assignment timeline**: Five weeks (35 days) from the Letter of Award, subject to any park-specific timeline stated in the work order and Section 6.
- Assignments shall be allocated park-wise, solely on the basis of APIIC requirements and the accepted park-wise rate. Selection does not guarantee any minimum number or value of assignments.
- Unless the work order provides otherwise, no consultant shall hold more than 2 (two) parks under assignment at the same time. APIIC may relax this limit having regard to demonstrated capacity and the applicable application window.

12. DATA TO BE PROVIDED BY APIIC AND LIMITATIONS OF SCOPE

12.1 Data to be Provided by APIIC

APIIC shall provide the following in respect of each park assigned, to the extent available with it:

- Land parcel boundary, location sketch and extent.
- Village maps, revenue records and digitised cadastral maps.
- Ownership details and survey information, wherever available.
- Details of nearby APIIC industrial parks and their allotment status.
- Existing infrastructure maps.
- Demand inputs and target sectors, wherever identified.
- Industrial allotment price benchmarks and applicable Government policy inputs.
- Any prior studies or reports relating to the parcel.

The consultant shall clearly identify data gaps and recommend further investigations required at the implementation stage. Where data is not available with APIIC, the consultant shall obtain it from the relevant department or agency, or through reliable secondary sources, and shall state the source and reliability of the data used.

12.2 Limitations of Scope

Unless expressly included in the relevant work order, the assignment shall not include detailed topographical survey, detailed geotechnical investigation, Environmental Impact Assessment studies, obtaining statutory approvals, detailed engineering design, tender drawings or bills of quantities. The consultant shall clearly state all assumptions, limitations and exclusions in the Detailed Project Report.

13. CONFIDENTIALITY, CONFLICT OF INTEREST AND RIGHTS OF APIIC

13.1 Confidentiality

The consultant shall maintain strict confidentiality of all land records, maps, development plans, cost assumptions, revenue assumptions and internal APIIC data, and shall not disclose or use such information for any purpose other than the assigned work without the prior written approval of APIIC. This obligation shall survive completion or termination of the assignment for a period of three years.

All reports, drawings, GIS data, financial models and other deliverables prepared under an assignment shall be the property of APIIC. The consultant may retain a copy for its records but shall not publish or share the same without the prior written consent of APIIC.

13.2 Conflict of Interest

The consultant shall disclose any actual or potential conflict of interest. An Applicant may be considered to have a conflict of interest if it has business relationships with potential landowners or developers linked to the subject parcel, is advising a private party on the acquisition or development of the same parcel, or has any other relationship that may influence its impartiality. An Applicant or consultant found to have an undisclosed conflict of interest shall be liable to disqualification or termination of the relevant assignment.

13.3 Rights of APIIC

APIIC reserves the right, at its sole discretion and without incurring any liability, to:

- Accept or reject any Proposal, in whole or in part.
- Cancel or annul the procurement process at any stage.
- Modify the scope of work, either generally or for a particular park.
- Award one or more park-wise assignments to one or more consultants, or not award any assignment.
- Seek clarifications from Applicants during evaluation.
- Independently verify the credentials of any Applicant, including by making enquiries with the clients named in its assignment record.
- Terminate a work order on account of poor performance, misrepresentation or breach of the terms of this RFP.

14. PENALTY, QUALITY OF DELIVERABLES AND TERMINATION

14.1 Penalty for Delay

In case of delay attributable to the consultant, APIIC may impose liquidated damages at 0.5 percent of the work order value per week of delay, subject to a maximum of 5 percent of the work order value. APIIC may waive the penalty for delays caused by non-availability of data, force majeure or reasons attributable to APIIC.

14.2 Quality of Deliverables

APIIC may review each deliverable against the Scope of Work and the NLSC evaluation matrix. Where a deliverable is found deficient, it shall be returned to the consultant with written observations for revision at no additional cost, and payment against the corresponding milestone shall be withheld until a satisfactory submission is accepted. The consultant shall be entitled to two revision cycles per deliverable within the quoted fee; where further revisions are required due to deficiencies attributable to the consultant, APIIC may withhold 1 percent of the work order value for each additional cycle.

14.3 Termination

APIIC reserves the right to terminate the Work Order/Contract at any stage in the event of unsatisfactory performance by the Consultant, failure to adhere to stipulated timelines, submission of substandard-quality deliverables, furnishing of false or misleading information, unauthorized substitution of proposed key experts, breach of confidentiality obligations, conflict of interest, or blacklisting/debarment by any Government authority or funding agency.

Further, if any act of omission, delay, negligence, or inefficiency on the part of the Consultant results in APIIC losing the opportunity to submit proposals or secure assistance under the BHAVYA Scheme, thereby causing financial loss, reputational damage, or loss of strategic opportunities to APIIC, the Work Order/Contract may be terminated without any payment.

In such cases, APIIC shall have the right to terminate the assignment without any payment or compensation to the Consultant. Additionally, the Consultant may be blacklisted/debarred from participation in APIIC tenders and assignments for a period of twelve (12) months, in addition to any other remedies available under applicable law.

15. FORCE MAJEURE

Neither party shall be liable for delay or failure in performance to the extent caused by events beyond its reasonable control, including natural disasters, war, civil disturbance, epidemic, governmental restrictions or similar events. The affected party shall promptly notify the other party, take reasonable steps to mitigate the impact, and resume performance as soon as practicable.

16. DISPUTE RESOLUTION

In case of any dispute, the parties shall first attempt an amicable resolution. If the dispute remains unresolved, the matter shall be referred to the competent authority of APIIC, whose decision shall be communicated in writing. Any dispute not resolved thereby shall be subject to the applicable laws of India, and the courts at Guntur District, Andhra Pradesh, shall have jurisdiction.

ANNEXURE - 1: LETTER OF PROPOSAL

(To be submitted on the letterhead of the Applicant)

Date: XX/XX/2026

To The Vice Chairman and Managing Director Andhra Pradesh Industrial Infrastructure Corporation Limited APIIC Towers, Mangalagiri Andhra Pradesh - 522 503

Subject: Submission of Proposal for Preparation of Detailed Project Reports (DPRs) for Proposed Industrial Parks in Andhra Pradesh under the Bharat Audyogik Vikas Yojna (BHAVYA) Scheme (Phase-I Round-2)

Sir,

We, the undersigned, hereby submit our Proposal in response to the Request for Proposal issued by APIIC for preparation of Detailed Project Reports for proposed industrial parks in Andhra Pradesh under the BHAVYA Scheme - Phase II.

We confirm that we have examined the RFP document, including all annexures and any corrigenda issued thereto, and agree to abide by its terms and conditions. Our Proposal is unconditional and unqualified.

We further confirm that:

- The information submitted in our Proposal and its annexures is true, correct and complete to the best of our knowledge and belief, and no material information has been omitted;
- We satisfy the eligibility criteria specified in Section 7 and have enclosed supporting documentary evidence;
- Where we are applying as a Joint Venture or consortium, the Lead Member possesses the qualifying experience specified in Section 7 and shall be responsible for execution of the assignment;
- We have no conflict of interest as described in Section 13.2;
- Our park-wise Financial Proposal has been submitted only through the online procurement portal; and
- This Proposal shall remain valid for a period of 120 days from the Proposal Due Date.

We acknowledge the right of APIIC to reject our Proposal or not award any assignment without assigning any reason.

Yours faithfully,

Authorised Signatory   Name: Designation: Name of Firm: Date: Seal:

ANNEXURE - 2: APPLICANT DETAILS

Particulars	Details to be Filled by Applicant
Name of Applicant	
Legal Status and Registration / Incorporation Number	
Date and Place of Incorporation or Registration	
Registered Address	
Correspondence Address	
PAN	
GSTIN	
Contact Person (Name and Designation)	
Parks for which Financial Proposal is Submitted	Park No(s).: ________________________________
Whether applying singly or as a Joint Venture / consortium	Single Firm / Joint Venture / Consortium
If Joint Venture / consortium, names of all members and identification of the Lead Member (attach authorisation / agreement)	

(Signature, name and designation of the Authorised Signatory)

Name and seal of the Applicant:

ANNEXURE - 3: STATEMENT OF LEGAL CAPACITY

(To be submitted on the letterhead of the Applicant)

(Date and Reference)

To, The Vice Chairman and Managing Director Andhra Pradesh Industrial Infrastructure Corporation Limited APIIC Towers, Mangalagiri Andhra Pradesh - 522 503

Subject: Request for Proposal for Empanelment of Consultants for Preparation of Detailed Project Reports (DPRs) for Proposed Industrial Parks in Andhra Pradesh under the BHAVYA Scheme - Phase II

Sir,

We hereby confirm that we, the Applicant, satisfy the terms and conditions laid down in the RFP document.

We have agreed that ______________________________ (insert individual's name) shall act as our Authorised Representative and has been duly authorised to submit our Proposal. The Authorised Representative is vested with the requisite powers to furnish the Proposal and all related documents, information and communications, and to authenticate the same.

Yours faithfully,

(Signature, name and designation of the Authorised Signatory) Name and seal of the Applicant:

ANNEXURE - 4: POWER OF ATTORNEY

Know all persons by these presents that We, ______________________________ (name of the firm and address of the registered office), do hereby constitute, nominate, appoint and authorise Mr. / Ms. ______________________________, son / daughter / wife of ______________________________ and presently residing at ______________________________, who is employed with us and holds the position of ______________________________, as our true and lawful attorney (the "Authorised Representative") to act in our name and on our behalf in connection with submission of our Proposal against the Request for Proposal for Preparation of Detailed Project Reports for Proposed Industrial Parks in Andhra Pradesh under the BHAVYA Scheme - Phase II, issued by the Andhra Pradesh Industrial Infrastructure Corporation Limited (the "Authority"). The Authorised Representative is empowered to sign and submit all applications, proposals and documents, participate in meetings, respond to queries, represent us before the Authority and undertake all acts necessary or incidental to the Proposal.

We agree to ratify and confirm all lawful acts, deeds and things done by the Authorised Representative pursuant to this Power of Attorney, which shall be deemed to have been done by us.

IN WITNESS WHEREOF WE, ______________________________, THE ABOVE-NAMED PRINCIPAL, HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ______ DAY OF ______________ 2026.

For ______________________________

(Signature, name, designation and address)

Witnesses:

1. ______________________________

2. ______________________________

Accepted

____

(Signature, name, designation and address of the Attorney)

Notes:

- The mode of execution of the Power of Attorney shall comply with applicable law and the charter documents of the executant(s), including use of the common seal where required.
- The Power of Attorney shall be executed on non-judicial stamp paper of appropriate value under the applicable stamp law and duly notarised.
- Where required, the Applicant shall submit supporting charter documents and the relevant board resolution or authorisation for verification.

ANNEXURE - 5: DETAILS OF RELEVANT ASSIGNMENT EXPERIENCE

Particulars	Details
Name of Applicant	
Name of the Assignment / Project	
Scheme / Programme (BHAVYA Phase I / NICDC / DPIIT / GOI/ Other)	
Industrial corridor, node, park or cluster and project area	
Nature of services performed (Master Plan / TEFR / DPR / Other)	
Name and address of Client	
Client representative - name, telephone number and email	
Work Order / Letter of Award date and reference	
Start date, completion / submission date and present status	
Brief description of the assignment and the Applicant's role	
Supporting documents enclosed (*DPR & Completion certificate to be provided)	

Notes:

- Use a separate sheet for each assignment being submitted as a credential.
- Attach supporting documents referenced in the table.

ANNEXURE - 6: DETAILS OF PROPOSED PROFESSIONAL TEAM FOR BHAVYA DPR ASSIGNMENTS

Sl. No.	Name of Team Member	Designation	Area of Expertise	Educational Qualifications	Total Professional Experience (Years)	Relevant Experience in Industrial Parks/Industrial Corridors/Infrastructure Projects (Years)
1						
2						
3						
4						
5						
6						
7						
8						

To be submitted by the Applicant. The Applicant shall provide details of the key professionals proposed to be deployed for preparation and appraisal support of DPRs under the BHAVYA Scheme.

ANNEXURE - 7: TECHNICAL PROPOSAL - UNDERSTANDING, METHODOLOGY AND WORK PLAN

The Applicant shall submit a concise Technical Proposal covering the following. It shall be assessed only for technical responsiveness and shall not be assigned numerical marks. No prescribed team structure, position-wise evaluation or individual curriculum vitae format applies.

Part A - Understanding of the Assignment

- Understanding of the BHAVYA Scheme, its funding structure, DPR requirements and NLSC evaluation matrix.
- Understanding of the requirements of the DPR template and the documentary evidence needed to support the Scheme application.
- For the proposed Chemical Park, understanding of the additional requirements under BHAVYA Rasayan and the approach to preparing compatible submission dossiers under both Schemes.

Part B - Technical Methodology

- Methodology for data collection, site diagnostics, GIS-based land suitability assessment and stakeholder consultation.
- Approach to connectivity, utility-readiness and external infrastructure assessment, including written confirmation of power and water availability.
- Methodology for demand assessment, target-sector validation and manpower assessment.
- Approach to conceptual master planning, infrastructure sizing, project costing and classification of costs under the BHAVYA funding taxonomy.
- Approach to financial modelling, land pricing, affordability, implementation planning and appraisal support.

Part C - Work Plan and Quality Assurance

- A work plan and bar chart demonstrating completion of the assignment within the five-week timeline specified in Section 6 (Deliverables).
- A brief statement of the multidisciplinary expertise / team available for the assignment.
- The internal review and quality assurance process to be followed before submission of each deliverable to APIIC.

Part D – List of locations

Park No.	Industrial Park / Location	Acres	Professional Fee - Rate per Acre (INR)
Park 1	Kosalanagaram (Chittoor)	1,000	
Park 2	Chalivendula (Sri Sathya Sai)	1,000	

Park No.	Industrial Park / Location	Acres	Professional Fee - Rate per Acre (INR)
Park 3	Chemical Park, Mulapeta (Srikakulam)	2,000	
Park 4	Burugupalem (Anakapalli)	1,000	
Park 5	Loddipalli, Orvakal (Kurnool)	900	
Park 6	Thimmasamudram (Anantapur)	500	
Park 7	Pamuru (Markapuram)	500	
Park 8	Donakonda (Prakasam)	500	
Park 9	Puttaparthy (Sri Sathya Sai)	500	
Park 10	Jammalamadugu (YSR Kadapa)	400	
Park 11	Badvel (YSR Kadapa)	382	
Park 12	Kopparthy (YSR Kadapa)	300	
Park 13	Pudimadaka & Chatametta (V), Anakapalli	287	