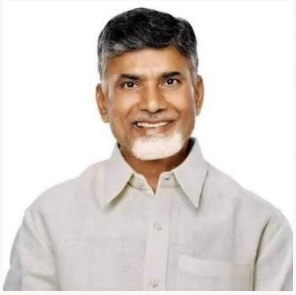
GOVERNMENT OF ANDHRA PRADESH

Andhra Pradesh Industrial Infrastructure Corporation Limited

The Land of Opportunities

Growth Story of APIIC










Illustrative image only for representation

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Abbreviations

Abbreviation	Meaning
ac	Acres
ADA	Aeronautical Development Agency
AI	Artificial Intelligence
ALEAP	Association of Lady Entrepreneurs of India
AM/NS	ArcelorMittal Nippon Steel
AMCA	Advanced Medium Combat Aircraft
AMTZ	Andhra Pradesh MedTech Zone
AP	Andhra Pradesh
API	Active Pharmaceutical Ingredient
APIIC	Andhra Pradesh Industrial Infrastructure Corporation Limited
APMSMEDC	Andhra Pradesh MSME Development Corporation
ASR	Alluri Sitharama Raju
BESS	Battery Energy Storage System
BOO	Build–Own–Operate
BPCL	Bharat Petroleum Corporation Limited
CBIC	Chennai–Bengaluru Industrial Corridor
DBFOT	Design–Build–Finance–Operate–Transfer
DPR	Detailed Project Report
DRDO	Defence Research and Development Organisation
EMC	Electronic Manufacturing Cluster
EOI	Expression of Interest
FFC	Flatted Factory Complex
FMCG	Fast-Moving Consumer Goods
GoAP	Government of Andhra Pradesh
G.O.Ms.	Government Order (Manuscript)
GVA	Gross Value Added
GW	Gigawatt
HBIC	Hyderabad–Bengaluru Industrial Corridor
HoD	Head of Department
IALA	Industrial Area Local Authority
ICEC	International Convention and Exhibition Centre
JV	Joint Venture
MICE	Meetings, Incentives, Conventions and Exhibitions
MMTPA	Million Metric Tonnes Per Annum
MSME	Micro, Small and Medium Enterprises
MTPA	Million Tonnes Per Annum
NH	National Highway
NICDC	National Industrial Corridor Development Corporation
NITI Aayog	National Institution for Transforming India
ODOP	One District One Product

Abbreviation	Meaning
PPP	Public–Private Partnership
PV	Photovoltaic
SC/ST	Scheduled Castes / Scheduled Tribes
SEZ	Special Economic Zone
SIPB	State Investment Promotion Board
SIPC	State Investment Promotion Committee
SPOC	Single Point of Contact
SPSR Nellore	Sri Potti Sriramulu Nellore
VCIC	Visakhapatnam–Chennai Industrial Corridor

Introduction

India's ambition of becoming a developed nation by 2047 rests substantially on the manufacturing sector. The NITI Aayog's report on Key Sectors to Position India as a Global Manufacturing Hub notes that manufacturing accounts for nearly 17% of India's Gross Value Added, and that India's share in global manufacturing value added has risen from about 1.5% in 1995 to 3.2% in 2023. The report identifies twelve sectors in which India can aspire to global leadership and calls on States to identify and aggregate suitably sized land parcels, with assured connectivity to road, port and air infrastructure, so as to lower entry barriers for investors.

Andhra Pradesh has made this its key mission to promote industrial growth. Through the Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC), the State has assembled one of the largest institutional industrial land banks in the country, aligned it with a 1,053 km coastline, 10 ports, 9 airports and three national industrial corridors, and complemented it with a policy framework that brings private and pooled land into the industrial land supply.

Speed as the State's promise to investors

For an investor, the decisive variable is time: **how quickly land, approvals and infrastructure turn an investment decision into production.** Since June 2024, the Government of Andhra Pradesh (GoAP) has organised its industrial-land machinery around that variable. In about two years, APIIC has taken more land into possession, laid more roads and water pipelines, and allotted more land to industry than in either of the preceding five-year periods. This report, released on the occasion of the **Andhra Pradesh Partnership Summit 2026**, sets out that record district by district and project by project. It is the operational foundation of the State's message to investors: **Choose Speed. Choose Andhra Pradesh.**

- **A land bank of more than one lakh acres.** APIIC holds an industrial land bank of **1,10,892 acres** across 28 districts. Of this, **45,664 acres** are readily available for allotment and **65,228 acres** are under development. Ten districts, led by Anakapalli, Tirupati, Srikakulam, Sri Sathya Sai and Kurnool, together hold 96,918 acres, giving investors large, contiguous options on every major corridor.
- **Land acquisition at four times the earlier pace.** Since June 2024, **24,673 acres** have entered APIIC's possession, 58% more than in the entire 2019–24 period. The acquisition programme launched in June 2024 has requisitioned **88,955 acres** and taken **24,673 acres** into possession, including **14,796 acres** of Government land.
- **Record allotments to industry.** 2025 (**6,392 acres**) and 2026 (**5,845 acres**) are the two highest allotment years since bifurcation. Together they account for 37% of the 33,474 acres allotted by APIIC since 2014.
- **Projects grounded in days and months, not years.** Reliance Consumer Products moved from DPR to Government Order in **23 days**; the AMCA flight-testing centre at Puttaparthi from EOI to foundation stone in **28 days**; Premier Energies' 7 GW solar-cell project from approval to grounding in **38 days**. AM/NS India's ₹1.47 lakh crore steel project reached its foundation stone within 16 months after sanction.
- **Growth that reaches every constituency.** The 175 MSME Parks programme already covers **154 Assembly Constituencies**, including 63 that previously had no APIIC industrial park. In 2024–26, APIIC made **1,245 allotments** to SC/ST entrepreneurs, more than in the entire previous five-year period.

- **A partnership platform beyond Government land.** Thirty-seven private industrial parks report a gross extent of 43,081 acres. Since June 2024, the Government has approved **11 private parks** across 4,596 acres under the Private Industrial Parks Policy (4.0) 2024–29, with proposed investment of **₹2,264.91 crore** and employment potential of **1,38,000**.
- **25 sectoral parks for the next wave of investment.** The State is developing **25 sectoral parks**, from semiconductors, space, drones, quantum computing and AI data centres to bulk drugs, solar PV, petrochemicals, textiles, toys and sports goods. Each park is located to build on an existing anchor, port or corridor.
- **Landmark public infrastructure.** APIIC is developing **Andhra Mandapam**, an international convention and exhibition centre at Visakhapatnam, four convention centres at Rajamahendravaram, Amaravati, Tirupati and Anantapur with a sanction of **₹200 crore**, and the PM Ekta Mall at Visakhapatnam.

Taken together, these results show a State that has rebuilt its industrial-land system around certainty and speed. Land is identified ahead of demand, approvals move in parallel, infrastructure reaches the plot boundary, and every major project has a dedicated point of contact from proposal to production.

CHAPTER 1

APIIC's mandate and recent performance

KEY HIGHLIGHTS

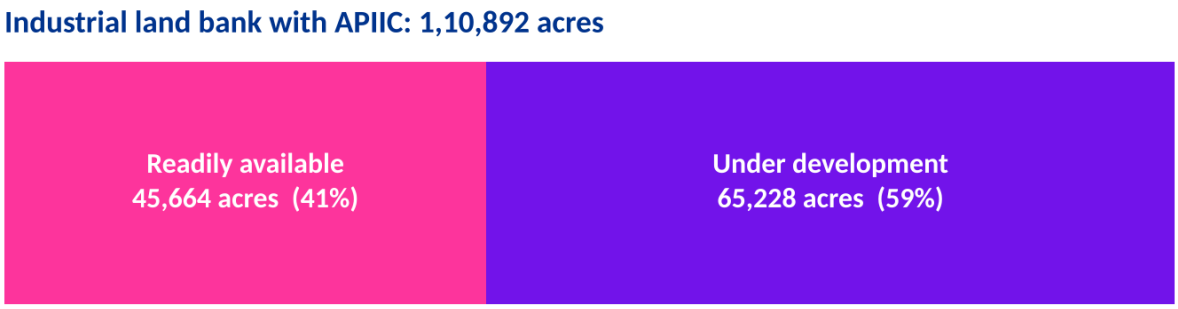
- Industrial land bank of **1,10,892 acres**: **45,664 acres** readily available and **65,228 acres** under development.
- Ten districts hold **96,918 acres** (87%), led by Anakapalli, Tirupati and Srikakulam.
- **24,673 acres** taken into possession since June 2024, at **four times** the 2019–24 annual pace.
- **11 new private parks** approved since June 2024 under the AP Private Industrial Parks Policy.

Established in 1973, the Andhra Pradesh Industrial Infrastructure Corporation (APIIC) is the State Government's nodal agency for industrial infrastructure development. Its mandate extends well beyond holding and allotting land. APIIC identifies and acquires suitable land, develops industrial parks and sectoral clusters, provides enabling infrastructure and facilitates the establishment of industrial units until they are in production.

APIIC's land bank is therefore the State's principal platform for translating investment interest into projects on the ground. It serves large anchor investors and MSMEs alike, and it is the instrument through which the Government is spreading industrial growth across every region of Andhra Pradesh.

The total industrial land bank with APIIC stands at 1,10,892 acres. Of this, 45,664 acres are readily available for allotment and 65,228 acres are under development, so that a steady stream of serviced land continues to come on stream as demand grows.

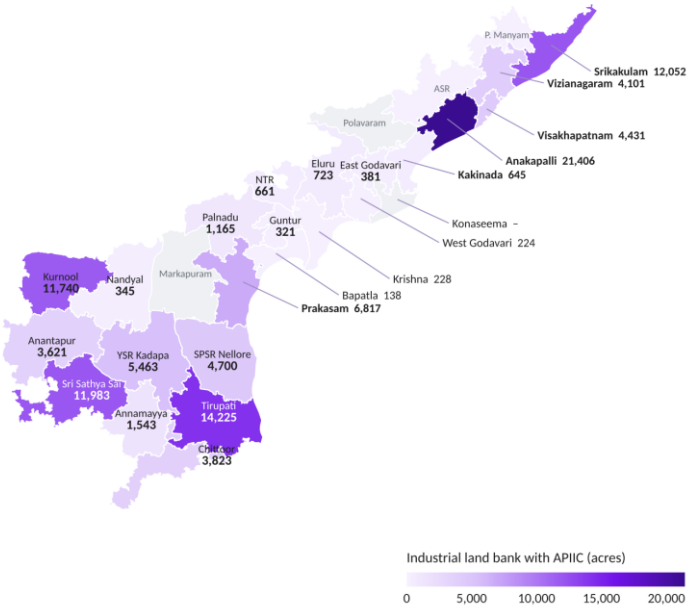
Figure 1.1: Composition of APIIC's industrial land bank (acres)



Source: APIIC

The land bank sits where investors want to be. **Anakapalli** leads with 21,406 acres, followed by **Tirupati** (14,225 acres) and **Srikakulam** (12,052 acres). **Sri Sathya Sai** (11,983 acres) and **Kurnool** (11,740 acres) each hold close to 12,000 acres. Fourteen districts hold more than 1,000 acres each, and the top ten together account for 96,918 acres, or 87% of the total.

Figure 1.2: Industrial land bank with APIIC, by district (acres)



Source: APIIC

The pattern mirrors the State's three national industrial corridors. Anakapalli, Srikakulam, Visakhapatnam and Vizianagaram anchor the Visakhapatnam region; Tirupati and SPSR Nellore sit on the Visakhapatnam–Chennai and Chennai–Bengaluru corridors with Krishnapatnam as the port gateway; and Kurnool and Sri Sathya Sai anchor the Hyderabad–Bengaluru axis. Every corridor offers large contiguous land, so investors can choose a location by market, port access and supply chain rather than by availability.

- **Annexure 1:** *District-wise industrial land bank with APIIC (25 districts).*

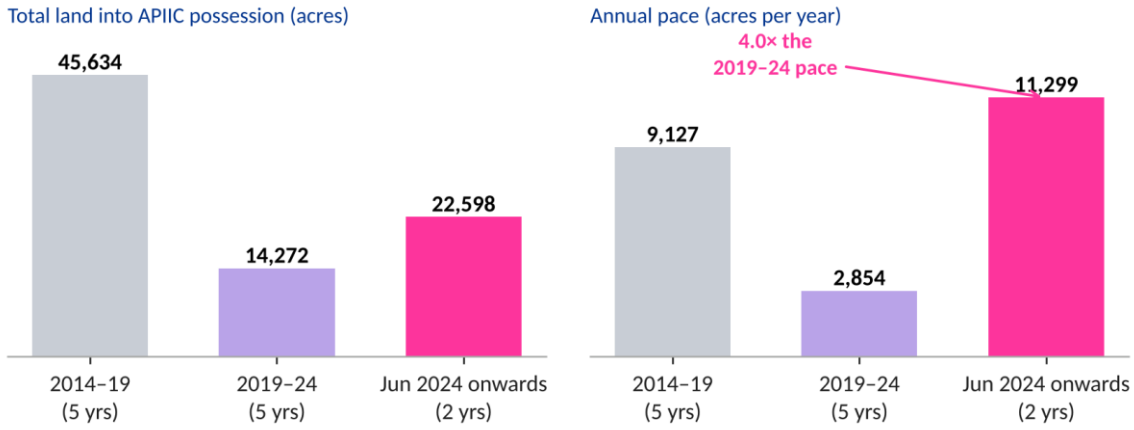
1.1 Two years against ten: the pace of delivery

The clearest measure of the Government's effort is the pace of delivery since June 2024. On every major indicator, from land taken into possession to roads, water pipelines, infrastructure spending and allotments to SC/ST entrepreneurs, the annual pace in 2024–26 is a multiple of the pace recorded in either of the two preceding five-year periods.

1.2 Analysis of land-possession progress and investment opportunity

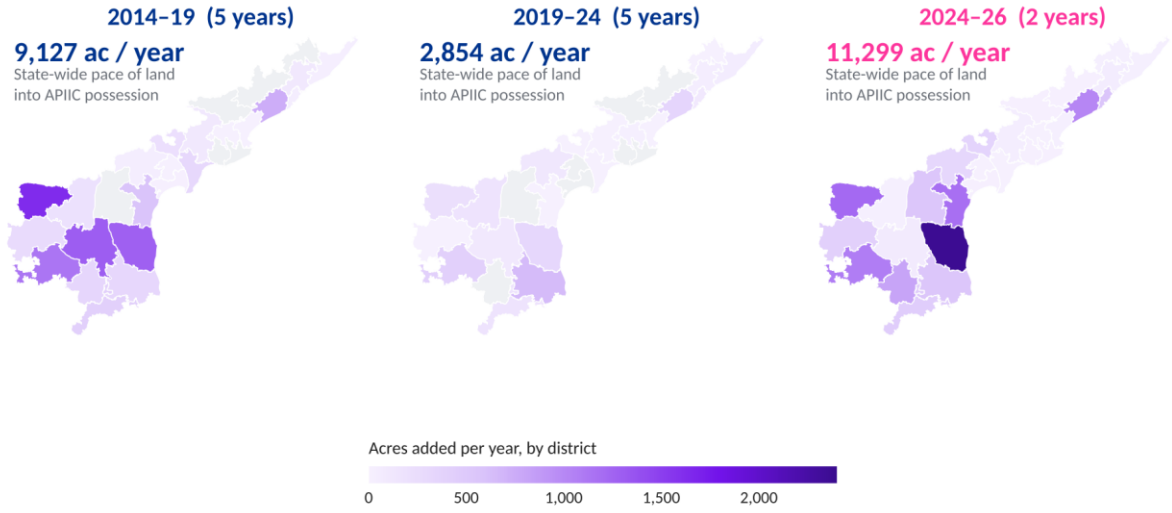
A substantial foundation for the next phase of growth. APIIC has taken **82,504 acres** into possession since bifurcation: 45,634 acres in 2014–19, 14,272 acres in 2019–24 and **24,672 acres from June 2024**. The latest period already exceeds the whole 2019–24 period by 8,326 acres, or 58%, and represents about 27% of everything taken into possession since 2014. At about 11,300 acres a year, the current pace is four times the 2019–24 rate and the fastest since bifurcation.

Figure 1.3: Land taken into APIIC's possession: totals and annual pace by period



Source: APIIC

Figure 1.4: Annual pace of land entering APIIC's possession, by district and period



Source: APIIC

Five districts give the pipeline its scale. SPSR Nellore leads recent additions with **4,749 acres**, followed by Kurnool (2,452 acres), Prakasam (2,352 acres), Sri Sathya Sai (2,162 acres) and Anakapalli (2,043 acres). Together they account for 13,757 acres, about 61% of all land taken into possession since June 2024. This scale is spread across coastal, Rayalaseema and northern locations, giving investors a wide choice of geographies rather than a single destination.

Nellore and Prakasam emerge as new capacity centres. SPSR Nellore's cumulative extent has reached **12,800 acres**, the largest in the State, with the latest period contributing 4,749 acres. Prakasam has added 2,352 acres, building on 2,883 acres from 2014–19, and the new Markapuram district has added a further 1,106 acres.

The inland land base is being reinforced. Kurnool's cumulative extent has reached 11,804 acres and Sri Sathya Sai's 10,002 acres. Annamayya has added 1,620 acres after recording no additions in 2019–24, and Anantapur 836 acres against 26 acres in that period. Chittoor's latest addition of 924 acres already exceeds its entire 2019–24 extent. Together with the large existing extents in YSR Kadapa and Nandyal, Rayalaseema offers a deep and growing industrial land base.

The north combines scale with reach. Anakapalli's 2,043 acres since June 2024 exceed its entire 2019–24 addition and take its cumulative extent to 7,582 acres. Visakhapatnam's 1,121 acres exceed its combined additions over the previous decade. The six northern districts have added 3,408 acres since June 2024.

Every district is moving. Every district records a positive addition in the latest period. NTR (735 acres) and Palnadu (665 acres) have made substantial additions, while Alluri Sitharama Raju, Konaseema

and West Godavari record their first additions since bifurcation. These smaller additions bring the opportunities closer to local entrepreneurs and MSMEs, driving balanced growth across the state.

- **Annexure 2:** *District-wise land taken into possession: 2014–19, 2019–24 and June 2024 onwards.*

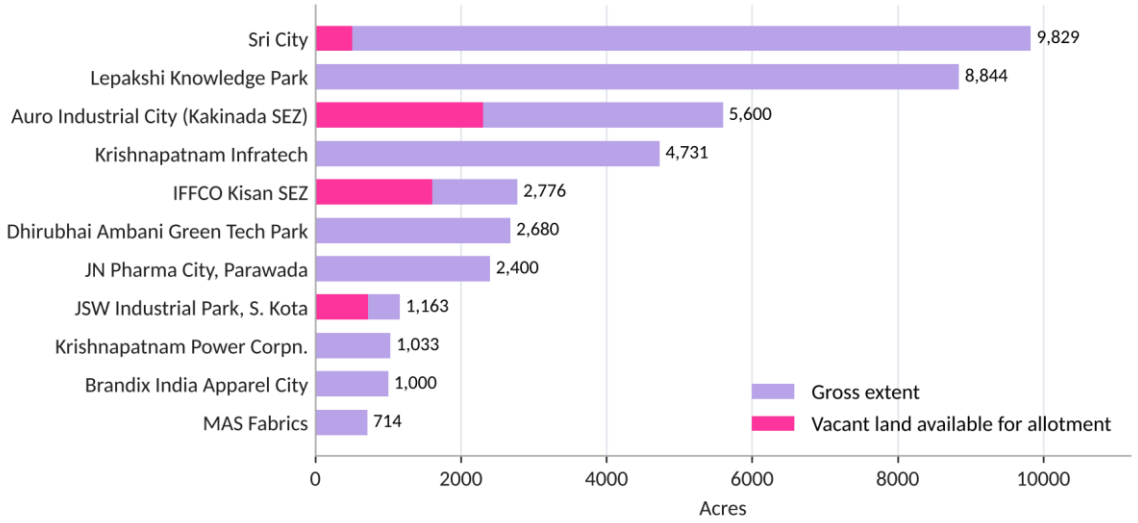
4x
annual pace vs 2019–24

SPEED SIGNAL
In two years APIIC has brought **24,673 acres** into possession, more than the **14,272 acres** of the entire 2019–24 period.

1.3 Land bank availability with private industrial parks

APIIC's own land is complemented by a strong network of private industrial parks, SEZs and developer-led industrial cities. Thirty-seven parks across 15 districts having an extent of more than **41,000 acres**, and ten of them exceed 1,000 acres each. Eleven parks have **6,057 acres** of vacant land available for investors, led by Auro Industrial City, IFFCO Kisan SEZ, JSW Industrial Park and Sri City.

Figure 1.5: Largest private industrial parks: gross extent and vacant land available (acres)



Source: APIIC

- **Annexure 3:** *Land bank and vacant land in 37 private industrial parks.*

1.4 Private industrial parks with significant land bank

Sri City TIRUPATI | ~7,500 ACRES

An integrated business city on the Andhra Pradesh–Tamil Nadu border, about 55 km north of Chennai on NH-16. The industrial township hosts **more than 220 companies from over 30 countries** and offers world-class road, power, water, logistics and social infrastructure. About **510 acres** of industrial land are available for allotment, and sustained investor demand keeps Sri City among India's most preferred destinations for domestic and multinational manufacturers.

Auro Industrial City (Kakinada SEZ) KAKINADA | 5,600 ACRES

Located in Thondangi and U. Kothapalli mandals and linked to NH-16 at Annavaram by a four-lane Bharatmala highway. Planned for a petrochemical complex, a pharmaceutical complex (mainly APIs), a food and agro-processing park and other port-based industries, it is backed by a **1,650-acre port area** at Kakinada Gateway Port, with more than **5,000 acres** available in one contiguous location.

IFFCO Kisan SEZ SPSR NELLORE | 2,776 ACRES

At Racharlapadu in Kodavalur mandal, 25 km from Nellore city, with ready access to NH-16, the Chennai–Kolkata rail line and the Krishnapatnam and Ramayapatnam ports. IFFCO is developing a 2,776-acre industrial park, with **1,603 acres** vacant for allotment.

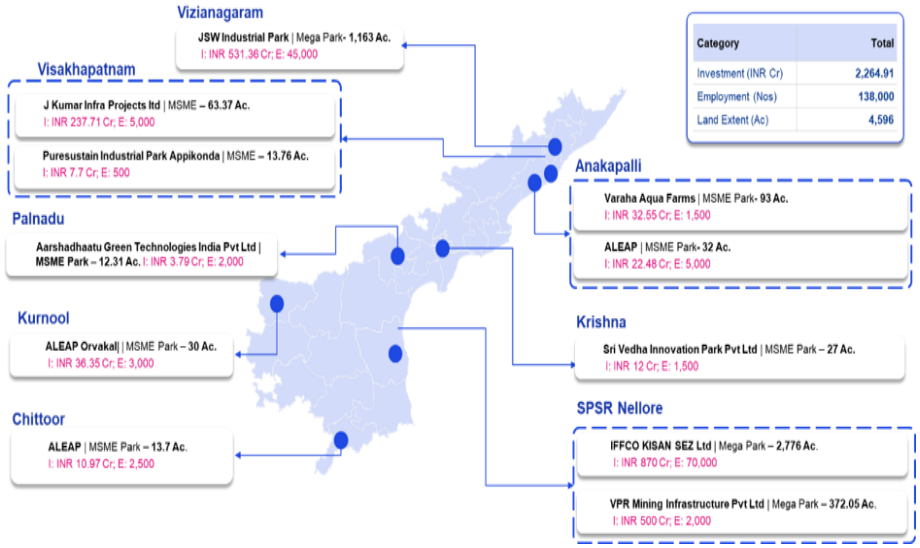
JSW Industrial Park VIZIANAGARAM | 1,163 ACRES

In S. Kota mandal on NH-516, about 50 km from Visakhapatnam, offering plug-and-play infrastructure for large companies and MSMEs. About **722 acres** of developed industrial land are available for manufacturing, engineering, renewable energy, logistics and allied industries.

1.5 Private industrial parks approved since June 2024

The Private Industrial Parks Policy (4.0) 2024–29 is already bringing new land and capital into the industrial system. Since June 2024, the Government has approved **11 private industrial parks** across eight districts, covering **4,596 acres**, with proposed investment of **₹2,264.91 crore** and employment potential of **1,38,000**. Three are Mega parks: IFFCO Kisan SEZ (2,776 acres) and VPR Mining Infrastructure (372 acres) in SPSR Nellore, and JSW Industrial Park (1,163 acres) in Vizianagaram. The remaining eight are MSME parks, including three promoted by the Association of Lady Entrepreneurs of India (ALEAP) in Anakapalli, Kurnool and Chittoor, which open industrial land to women entrepreneurs.

Figure 1.6: Private industrial parks approved under the Private Industrial Parks Policy (4.0) since June 2024



Source: APIIC

- **Annexure 4:** *Private industrial parks approved since June 2024, with investment and employment.*

CHAPTER 2

Land consolidation and Allotment by APIIC from June 2024

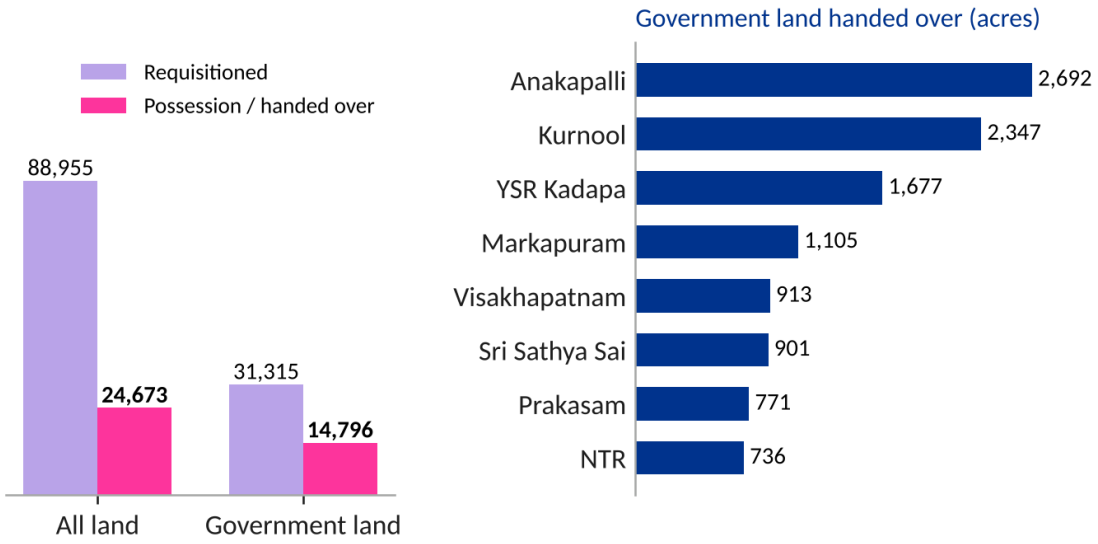
KEY HIGHLIGHTS

- **24,673 acres** taken into possession since 1 June 2024.
- Prakasam (**5,790 acres**), Anakapalli (**3,152 acres**) and Kurnool (**2,517 acres**) lead the possession ranking.
- Ten districts account for **87%** of land taken into possession.

2.1 Expanding the platform for industrial growth

Since 1 June 2024, APIIC has taken **24,673 acres** of land into possession for allotment for industrial activity. The scale of the programme reflects the Government's industrial-land agenda: combine substantial handovers today with a broad requisition pipeline for tomorrow, so that land is ready before the investor arrives.

Figure 2.1: Requisition and possession since June 2024, and Government land handed over by district (acres)



Source: APIIC

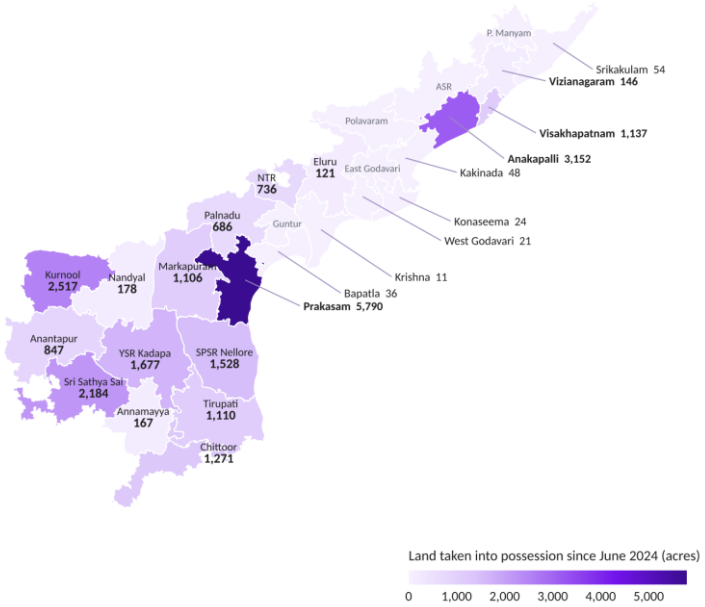
2.2 Government-land handovers strengthen the industrial base

APIIC's Government-land programme covers **31,315 acres** requisitioned and **14,796 acres** handed over, 47% of the requisition. Government land has supplied about 60% of all land taken into possession since June 2024, demonstrating how effectively public land is being mobilised to expand APIIC's industrial footprint.

2.3 District rankings by land taken into possession since June 2024

Prakasam leads the State with **5,790 acres** taken into possession, followed by Anakapalli (**3,152 acres**) and Kurnool (**2,517 acres**). Sri Sathya Sai and YSR Kadapa complete the top five, each contributing more than 1,600 acres. Together the top five account for 15,320 acres, or 62% of the total.

Figure 2.2: Land taken into possession since June 2024, by district (acres)



Source: APIIC

- **Annexure 5:** *District ranking by land taken into possession since June 2024 (28 districts).*

2.4 Ten districts anchor the State's land handover

The top ten districts together account for **21,472 acres**, about **87%** of all land taken into possession since June 2024. Prakasam, Anakapalli, Kurnool, Sri Sathya Sai and YSR Kadapa lead, complemented by SPSR Nellore, Chittoor, Visakhapatnam, Tirupati and Markapuram. This district-led contribution provides a strong geographic foundation for the State's industrial expansion.

2.5 Government-land handover: district contributions

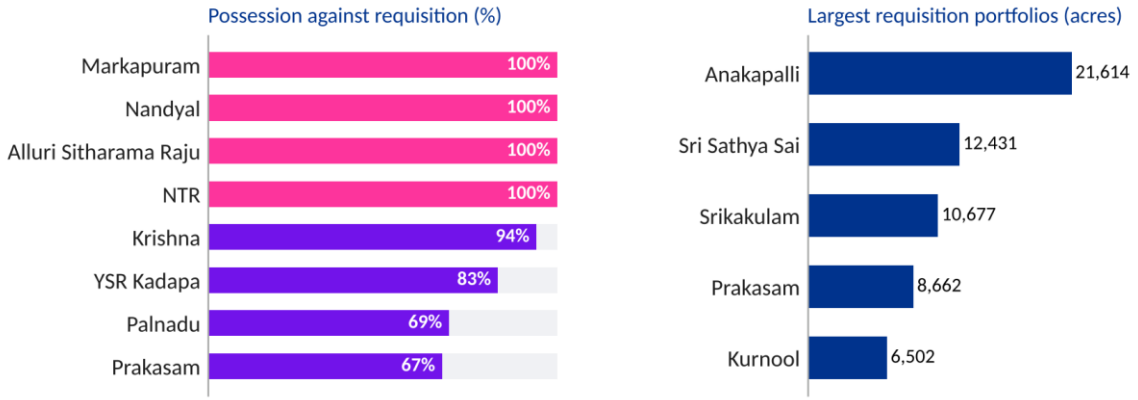
Anakapalli records the largest Government-land handover at **2,692 acres**, followed by Kurnool (**2,347 acres**), YSR Kadapa (**1,677 acres**) and Markapuram (**1,105 acres**). Visakhapatnam (913 acres), Sri Sathya Sai (901 acres), Prakasam (771 acres) and NTR (736 acres) follow. These eight districts account for 11,142 acres, three-quarters of all Government land handed over.

- **Annexure 6:** *Ranking of districts by Government land handed over.*

2.6 Completion milestones across districts

Markapuram has received possession of its entire 1,105.87-acre requisition. Nandyal, Alluri Sitharama Raju and NTR have also reached **100% possession** against their requisitions. Krishna stands at 94%, YSR Kadapa at 83%, Palnadu at 69% and Prakasam at 67%.

Figure 2.3: Possession against requisition, and the largest requisition portfolios



Source: APIIC

2.7 Largest district portfolios

Anakapalli leads the State's requisition programme with **21,614 acres**, followed by Sri Sathya Sai, Srikakulam, Prakasam and Kurnool. These five portfolios define the geography of the next wave of industrial land in Andhra Pradesh.

- **Annexure 7:** *Ranking of districts by land requisitioned.*

2.8 Scale across five major district portfolios

The five largest portfolios together cover **59,886 acres**, about **67%** of the requisitioned extent. Anakapalli's portfolio alone exceeds 20,000 acres, while Sri Sathya Sai and Srikakulam each exceed 10,000 acres. Alongside the handovers already achieved, these portfolios will keep land supply ahead of investor demand well beyond the Summit.

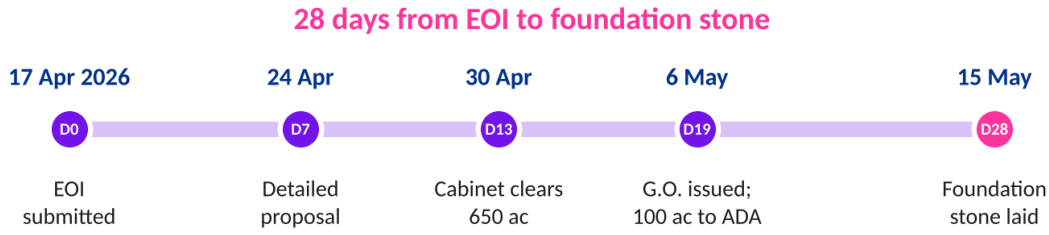
2.9 An industrial land platform for the next phase of growth

The acquisition and handover programme combines scale, reach and tangible milestones: **88,955 acres** requisitioned, **24,673 acres** taken into possession and **14,796 acres** of Government land handed over. Prakasam leads overall possession, Anakapalli leads both Government-land handover and requisition, and four districts have completed possession in full.

2.10 AMCA, Puttaparthi: from proposal to ground-breaking in under a month

The strategic **AMCA Core Integration & Flight-Testing Centre** for ADA/DRDO at Puttaparthi is the sharpest illustration of the State's land readiness. Andhra Pradesh submitted its EOI on **17 April 2026** and its detailed proposal on **24 April**. By **30 April** the State Cabinet had cleared **150 acres** for the testing centre, **200 acres** for supporting facilities and **300 acres** for aerospace manufacturing. The Government Order followed on **6 May**, with **100 acres handed over to ADA**, and the foundation stone was laid on **15 May 2026**, within the month after the EOI.

Figure 2.4: AMCA, Puttaparthi: 28 days from EOI to foundation stone



Source: APIIC

APIIC has been mandated to develop **300 acres** for a supporting aerospace and defence manufacturing ecosystem, and the State has committed to extend the runway to **10,000 feet** along with the critical aviation infrastructure the facility requires.

28 days
EOI to foundation stone

SPEED SIGNAL
A strategic national defence project moved from formal proposal to physical grounding in **under one month**, showcasing GoAP and APIIC's land readiness and fast-track facilitation model.

2.11 Land Allotment by APIIC

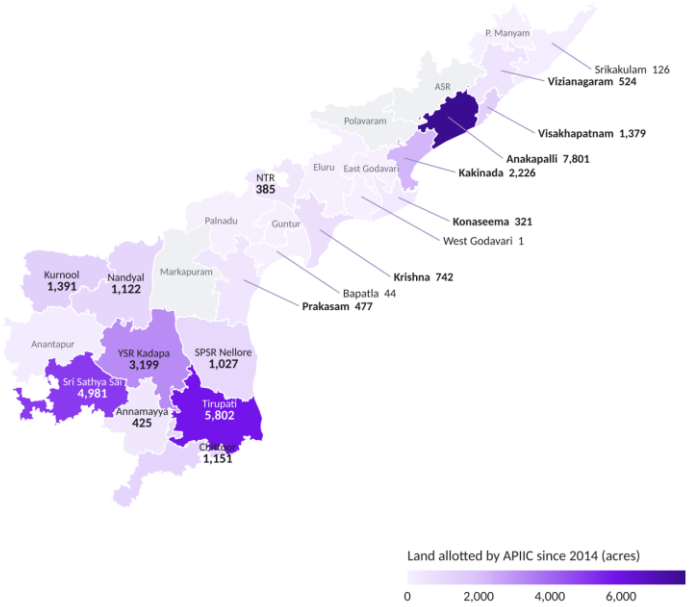
KEY HIGHLIGHTS

- **33,474 acres** allotted since 2014, across 25 districts.
- Anakapalli (**7,801 acres**), Tirupati (**5,802 acres**) and Sri Sathya Sai (**4,981 acres**) account for **55.5%** of allotments.
- 2025 (**6,392 acres**) and 2026 (**5,845 acres**) are the two highest allotment years since bifurcation.
- Annual allotment in 2025–26 runs at **4.2 times** the 2019–23 average.
- **1,245 allotments** to SC/ST entrepreneurs in 2024–26, more than in the previous five years.

2.11.1 District-wise land allotment by APIIC since 2014

A substantial record of land allotment to industry. APIIC has allotted **33,474 acres** since 2014, making land accessible for industrial projects across Andhra Pradesh. Anakapalli leads with 7,801 acres, followed by Tirupati (5,802 acres) and Sri Sathya Sai (4,981 acres); together they account for 55.5% of the total. These are the State's established pharmaceutical, electronics, automotive and engineering clusters, and the base on which supplier networks continue to grow.

Figure 2.5: Land allotted by APIIC since 2014, by district (acres)



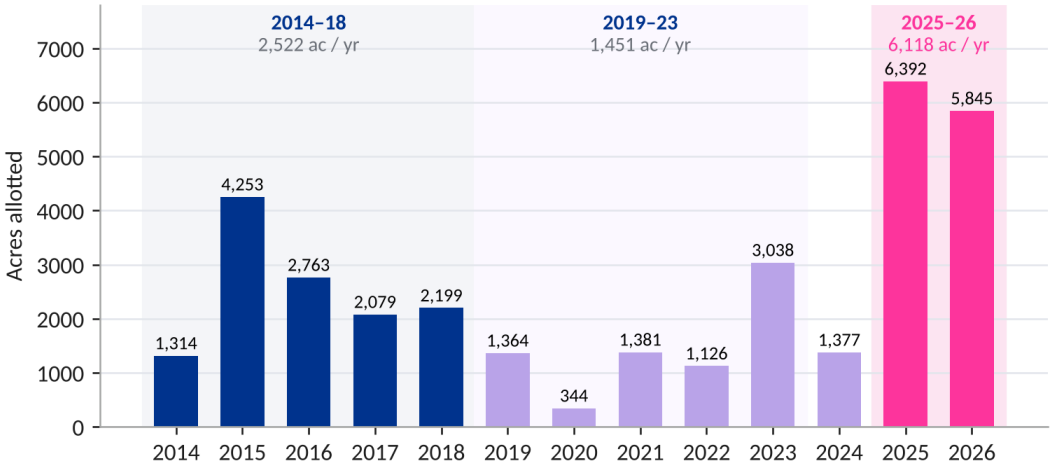
Source: APIIC

Scale with breadth. YSR Kadapa (3,199 acres) and Kakinada (2,226 acres) make sizeable contributions, and Kurnool, Visakhapatnam, Chittoor, Nandyal and SPSR Nellore each record more than 1,000 acres. Allotments in all 25 districts show that APIIC's facilitation extends well beyond a few industrial centres, consistent with the State's objective of balanced regional growth.

- **Annexure 8:** *District-wise land allotted by APIIC since 2014.*

2.11.2 Year-wise land allotment by APIIC since 2014

Figure 2.6: Year-wise land allotted by APIIC, with average annual pace by phase (acres)



Source: APIIC

Record allotments in the last two years. Since 2014, the year 2025 records the highest extent at **6,392 acres** and 2026 the second highest at **5,845 acres**. Together they total **12,237 acres**, 37% of everything allotted since 2014, at an average of **6,118 acres a year**: 4.2 times the 2019–23 pace and 2.4 times the 2014–18 pace.

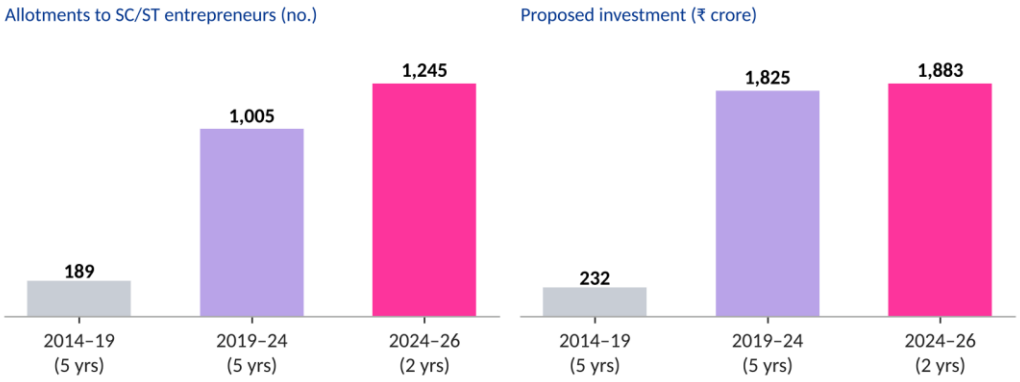
Built on successive phases of activity. A large allotment of 4,253 acres in 2015 and annual allotments above 2,000 acres in 2016–18 laid the early foundation, followed by 3,038 acres in 2023. Allotments since 2024 (13,614 acres) now exceed the entire 2014–18 total (12,608 acres), a strong signal of investor confidence in Andhra Pradesh.

- **Annexure 9:** *Year-wise land allotted by APIIC, 2014–2026.*

2.11.3 Allotments to SC/ST entrepreneurs

Speed has been matched by inclusion. In 2024–26 APIIC made **1,245 allotments** to SC/ST entrepreneurs over 432 acres, more than the 1,005 allotments of the entire 2019–24 period and six times the 189 of 2014–19. These units carry proposed investment of **₹1,883 crore**, already above the five-year 2019–24 total, with employment potential of **32,727**. Since 2014, 2,439 SC/ST allotments have attracted ₹3,939 crore of proposed investment and 80,347 jobs, supported by land-cost rebates of ₹156 crore.

Figure 2.7: Allotments to SC/ST entrepreneurs and proposed investment, by period



Source: APIIC

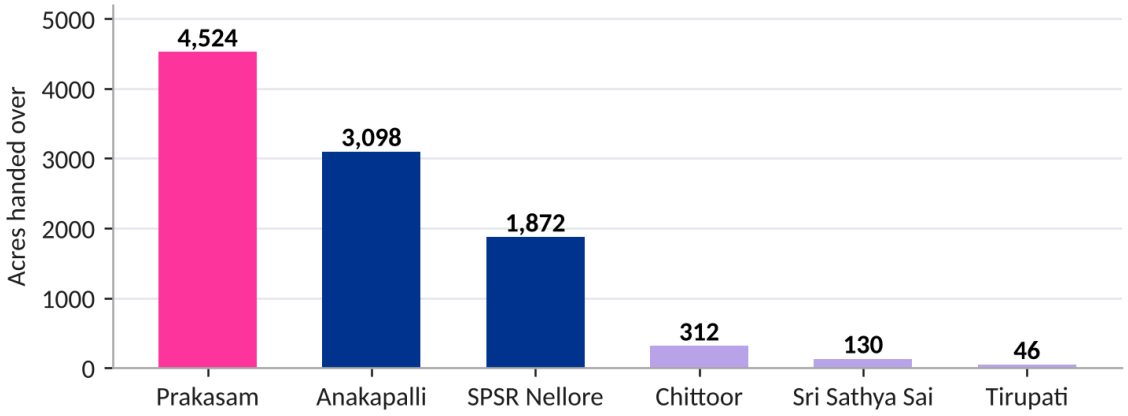
- **Annexure 10:** *SC/ST allotments, investment and employment by period.*

2.11.4 Aligning land mobilisation with approved investments

APIIC is supporting the State's investment agenda by aligning its land acquisition programme directly with the requirements of projects approved by the State Investment Promotion Board. **28,832 acres** are committed to these projects across ten districts, about **32%** of the 88,955 acres requisitioned since June 2024. Investment approval and land supply now move together, complementing APIIC's wider programme for clusters, MSME parks and industrial infrastructure.

2.11.5 Tangible land handovers for SIPB-approved projects

Figure 2.8: Land handed over for SIPB-approved projects, leading districts (acres)



Source: APIIC

10,389 acres have already been handed over, establishing a strong physical base for these projects to move into implementation. Prakasam leads with **4,524 acres**, followed by Anakapalli (**3,098 acres**) and SPSR Nellore (**1,872 acres**); together they account for 9,494 acres, about **91%** of all handovers. Chittoor (312 acres), Sri Sathya Sai (130 acres) and Tirupati (46 acres) extend project-linked delivery across the State.

- **Annexure 11:** *Land handed over for SIPB-approved projects, by district.*

2.11.6 District milestones reinforce the investment effort

Prakasam has taken possession of **51%** of its committed project-linked land, Anakapalli **47%** and Chittoor **46%**. These milestones show identified land requirements being converted steadily into actual possession, positioning the leading districts for a rapid ramp-up of approved investment and employment.

CHAPTER 3

Case studies on flagship project facilitation

KEY HIGHLIGHTS

- **Reliance Consumer Products, Orvakal:** DPR to Government Order in **23 days**.
- **Premier Energies:** 7 GW solar-cell project from approval to grounding in **38 days**.
- **AM/NS India, Nakkapalli:** sanction to foundation stone in about **16 months**.
- **Google AI Hub, Visakhapatnam:** ~601 acres assembled; engagement to ground-breaking in about **19 months**.
- **BPCL, Ramayapatnam: 4,490 acres** handed over for a ₹96,862 crore refinery complex.

APIIC has played a critical role in translating marquee investment proposals into projects on the ground through rapid land mobilisation, enabling infrastructure, transaction facilitation and coordinated resolution of project-specific requirements. The cases below, spanning FMCG, steel, digital infrastructure, energy, electronics, solar manufacturing and defence, show this delivery model at work.

3.1 Reliance Consumer Products Limited, Orvakal

23 days
DPR to Government Order

Reliance Consumer Products Limited, Orvakal

₹1,622 crore investment | 80 acres | 1,200 direct jobs

One of the State's fastest-moving mega FMCG investments. The project moved from **DPR submission to Government Order in just 23 days**. Land acquisition, conversion, possession and registration followed on an accelerated track, and APIIC developed a dedicated **13.3 km external water-supply pipeline** to serve the project and the surrounding industrial area.

Key success: *23 days from DPR to Government Order, supported by rapid land delivery and dedicated last-mile infrastructure.*

3.2 ArcelorMittal Nippon Steel India, Nakkapalli

~16 months
sanction to foundation stone

ArcelorMittal Nippon Steel India, Nakkapalli

₹1.47 lakh crore investment | 17.8 MTPA | ~5,465 acres across two phases

APIIC facilitated the grounding of one of India's largest proposed integrated steel investments through coordinated land allotment and resolution of critical implementation requirements after administrative sanction on **26 November 2024**. Facilitation extended to phased land-payment arrangements, railway-siding land, the port interface, transaction-related exemptions and enabling infrastructure. The foundation stone was laid on **23 March 2026**.

Key success: *Mega-project facilitation at unprecedented scale, from administrative sanction to ground-breaking in about 16 months.*

3.3 Google AI Hub, Visakhapatnam

4.6 GW
Data Centre Capacity added

Google AI Hub, Visakhapatnam

~US$15 billion investment | 1 GW capacity | ~601 acres

APIIC and the State assembled about **601 acres across multiple locations in Visakhapatnam and Anakapalli**, spanning different parcels and ownership structures, and resolved land, transaction and implementation requirements. The project moved from the State's first engagement with Google in **September 2024** to construction ground-breaking in **April 2026**. With Google leading the way and Reliance, ReNew, Sify, Data Centre Holdings and AM AI Factory adding momentum, Visakhapatnam is poised to emerge as a major digital-infrastructure hub with **4.6 GW** of cumulative data-centre capacity.

Key success: *Complex multi-location land aggregation that took a globally significant digital-infrastructure investment to ground-breaking in about 19 months.*

3.4 Bharat Petroleum Corporation Limited, Ramayapatnam

4,490 ac
handed over

Bharat Petroleum Corporation Limited, Ramayapatnam

~₹96,862 crore investment | ~6,000 acres approved | 9–12 MMTPA refinery capacity

APIIC is facilitating land mobilisation for BPCL's proposed refinery-cum-petrochemical complex near Ramayapatnam Port. About **4,490 acres have already been handed over**. In parallel, APIIC is planning the **~907-acre Anemadugu Downstream Petrochemical Park** with BPCL as the anchor investor, expanding a single mega investment into a broader petrochemical manufacturing ecosystem.

Key success: *Rapid land mobilisation for a mega refinery while building the downstream ecosystem around the anchor investment.*

3.5 LG Electronics

< 6 months
approval to grounding

LG Electronics

Approval: 20 November 2024 | Grounding: 8 May 2025

The home-appliances and consumer-durables project progressed from **approval to grounding in under six months**, with production targeted for **December 2026**. Alongside other anchor manufacturers and component suppliers, it strengthens the State's electronics and white-goods ecosystem around Sri City.

Key success: *Fast project grounding backed by an established manufacturing and supplier base.*

3.6 Solar manufacturing: Premier Energies

38 days
approval to grounding

Premier Energies

7 GW solar PV cell manufacturing capacity

Approval on **10 April 2025** was followed by grounding on **18 May 2025**. The company commenced trial production on **18 September 2026**, with commercial production scheduled for **November 2026**, demonstrating rapid progression from approval to manufacturing.

Key success: *Accelerated project implementation strengthening domestic solar-cell manufacturing.*

3.7 Anakapalli: proactive land identification for industrial growth

~4,800 ac
identified for new clusters

Anakapalli district

~₹2.60 lakh crore investment secured | ~8,300 acres allotted | ~83,000 potential jobs

To sustain investment momentum, the district has identified about **4,800 acres** of additional land around **Makavaripalem and Burugupalem** for new industrial clusters. The proposed clusters offer further investment potential exceeding **₹30,000 crore** and employment potential of more than **20,000 jobs**.

Key success: *Proactive land identification to support the next wave of industrial investment.*

3.8 Ammunition Cluster, Duttalur, SPSR Nellore

4,400+ ac
identified for the cluster

Ammunition Cluster, Duttalur

₹3,600+ crore investment | 3,150 employment potential

The district administration identified more than **4,400 acres** at Duttalur to catalyse defence and ammunition investment. In 2026 APIIC facilitated allotments of **1,000 acres** to Premier Explosives, Anadrone Systems, Ananth Technologies, Sunshine Energetics, Aditya Precitech and Munish Defence. A further 1,005 acres are in the investment pipeline and 2,350 acres are proposed for new ammunition-park units.

Key success: *Rapid anchor allotments followed by land mobilisation for a wider defence ecosystem.*

3.9 APIIC's project facilitation model

Across these projects, APIIC's role extends well beyond industrial land allotment. It acts as an integrated investment-facilitation and project-delivery platform, built on eight practices:

Figure 3.1: APIIC's project facilitation model, from proposal to production



Source: APIIC

Dedicated WhatsApp groups connect investors directly with the Hon'ble Minister for Industries and the respective Heads of Department for prompt resolution of issues, and every project has a dedicated single point of contact (SPOC) who tracks milestones and clears bottlenecks.

Together, Reliance Consumer Products, AM/NS India, Google AI Hub, BPCL, LG Electronics and Premier Energies demonstrate APIIC's evolution from a land-development agency into an integrated investment facilitation and project-delivery platform, capable of taking complex, large-scale investments from intent to implementation at speed.

CHAPTER 4

Progress of land allotment in 175 MSME Parks

KEY HIGHLIGHTS

- One MSME Park or Flatted Factory Complex in each of the **175 Assembly Constituencies**.
- **154 constituencies (88%)** covered, with parks inaugurated or foundation laid.
- **98 MSME Parks** with 1,848 saleable acres and **56 FFCs** with 28 lakh sq. ft. of built-up space.
- **1,062 allotments** over 383 acres in 31 parks, with proposed investment of **₹2,294 crore** and **33,612 jobs**.

Recognising the importance of the MSME sector, the Government of Andhra Pradesh supports enterprises through dedicated institutions, including the AP MSME Development Corporation, the AP Trade Promotion Corporation and the AP MSME Facilitation Councils. In October 2024 it launched the **AP MSME & Entrepreneur Development Policy 4.0 (2024–29)**, guided by the vision of **One Family, One Entrepreneur** by 2030 and, as envisioned by the Hon'ble Chief Minister, one MSME Park in every Assembly Constituency.

The **Private Industrial Parks Policy (4.0) 2024–29** adds plug-and-play capacity through Nano parks (5–10 acres), MSME parks (20–100 acres) and Large and Mega parks (above 100 acres) in PPP mode. Eight MSME Parks have already been approved under Models I and II of the policy.

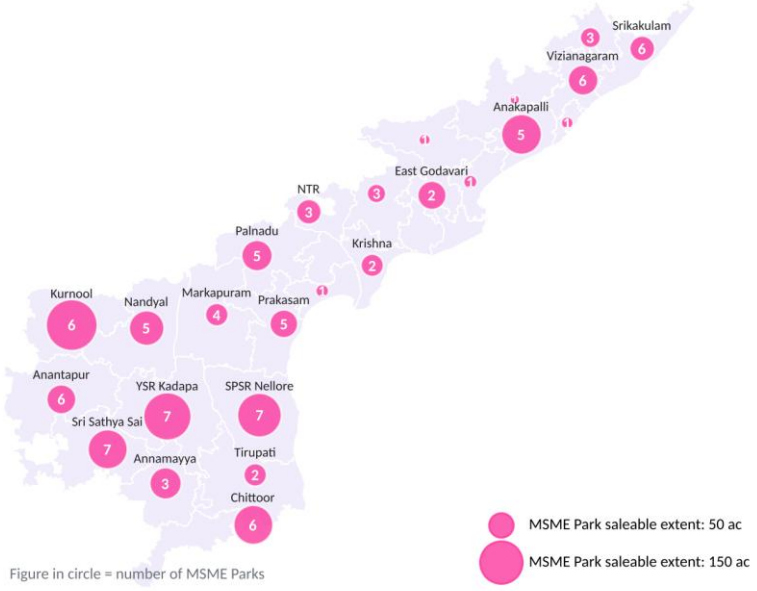
Under the 175 MSME Parks programme, each park will be developed on an average of about **20 acres**, at an infrastructure cost of ₹7–10 crore, while each Flatted Factory Complex, at ₹10–15 crore, will provide about **50,000 sq. ft.** of ready-to-use plug-and-play space. Infrastructure is being built in phases, beginning with 20 acres per park, so that units can begin production early with minimal upfront investment and reduced set-up time.

The programme is taking industry to the grassroots. **154 constituencies (88%)** are already covered, with parks inaugurated or foundation stones laid, including the **63 constituencies that previously had no APIIC industrial park**. The parks have already recorded **1,062 allotments over 383 acres** in 31 MSME Parks, with proposed investment of **₹2,294 crore** and employment potential of **33,612**.

Andhra Pradesh is building a stronger and more inclusive MSME ecosystem by aligning policy, infrastructure, finance, technology and market opportunities. The focus is on creating an enabling environment where enterprises can grow with confidence, enhance competitiveness and scale to new markets.

With the vision of "One Family, One Entrepreneur", the State is extending industrial opportunity to constituencies that previously lacked organised infrastructure, while enabling women, SC/ST entrepreneurs, traditional artisans, differently abled youth and first-generation business owners to participate in the growth story. The next phase will focus on completing the constituency-wide MSME parks network, accelerating project grounding, deepening digital and export adoption, and translating every partnership into enterprise-level outcomes

Figure 4.1: MSME Parks across Andhra Pradesh: number of parks and saleable extent, by district



Source: APIIC

- **Annexure 12:** *District-wise progress of MSME Parks and Flatted Factory Complexes.*

The MSME sector is considered as a growth engine contributing towards reducing regional imbalances, poverty alleviation and assuring more equitable distribution of national income and wealth. MSMEs account for 50 per cent of global GDP representing 90 per cent businesses and ~70 per cent employment globally.

Nationally, the sector contributes significantly towards overall growth of industrial economy with a contribution of 30 per cent to India's GDP, and around 48 per cent of total exports. Being a source of employment for around 110 million people, MSME sector ranks second after agriculture sector, which is the largest employer. With approximately 63.4 million units, MSMEs contribute about 33.4 per cent of India's manufacturing output.

Recognizing the importance of the MSME sector, the Government of Andhra Pradesh has established specialized entities (APIDC, APMSMEDC, APTPC, AP MSME Facilitation Councils) dedicated to the sector's overall development and delivering associated services.

The AP MSME Development Corporation, as the implementation agency for cluster development, promotes MSE clusters by providing handholding support to avail benefits under the MSE-CDP scheme of the Government of India. Additionally, the state encourages the development of cost-effective flatted factory complexes to provide affordable working spaces especially for micro and small enterprises.

The Government is supporting the establishment of sector specific Common Facility Centers (CFCs) brownfield and greenfield clusters/ industrial areas/ parks in the State. Further, to encourage MSMEs to undertake quality improvements including standardization, accreditation, quality certification and testing services, Government is trying to establish testing and certification labs in PPP mode to help MSMEs improve the efficiency and productivity of their business in order to become globally competitive.

CHAPTER 5

Progress made by APIIC in engineering works and external infrastructure

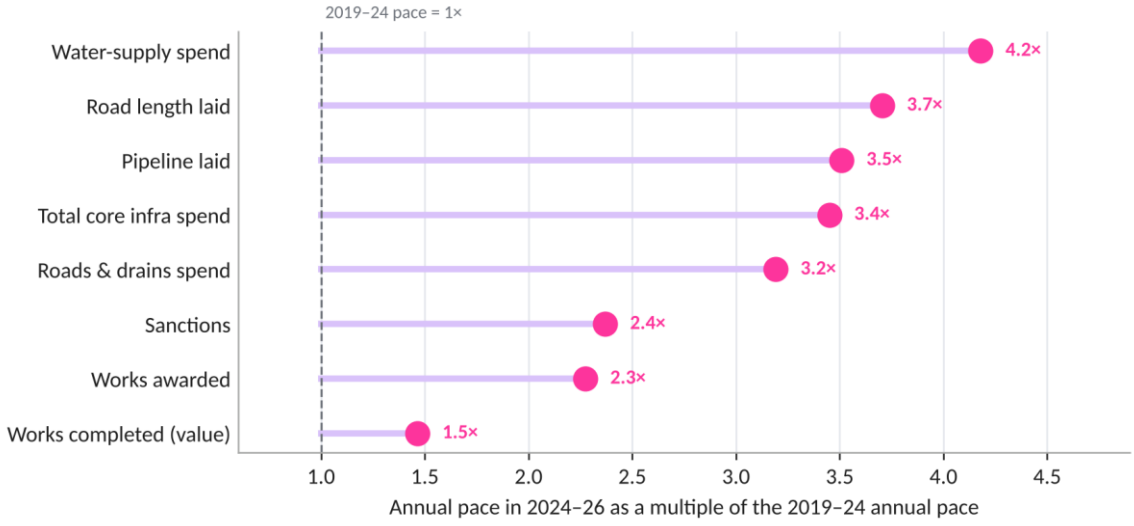
KEY HIGHLIGHTS

- **₹1,943.68 crore** of infrastructure works completed in 2024–26, more than in the whole of 2014–19.
- **289.20 km** of roads laid, more than in either earlier five-year period.
- **370.78 km** of water pipelines laid, more than **2014–24 combined**.
- **₹2,747.36 crore** spent on roads, drains and water supply, 97% of the previous decade's total.
- **₹4,860.52 crore** of infrastructure sanctioned in two years.

Land becomes investable only when roads, drains and water reach the plot. APIIC's infrastructure programme in 2024–26 shows a significant acceleration in the creation of this enabling infrastructure. Measured against the two preceding five-year periods, the latest two years present a particularly strong record of physical delivery in roads and water-supply pipelines, supported by substantial completed-work value, expenditure and sanctions.

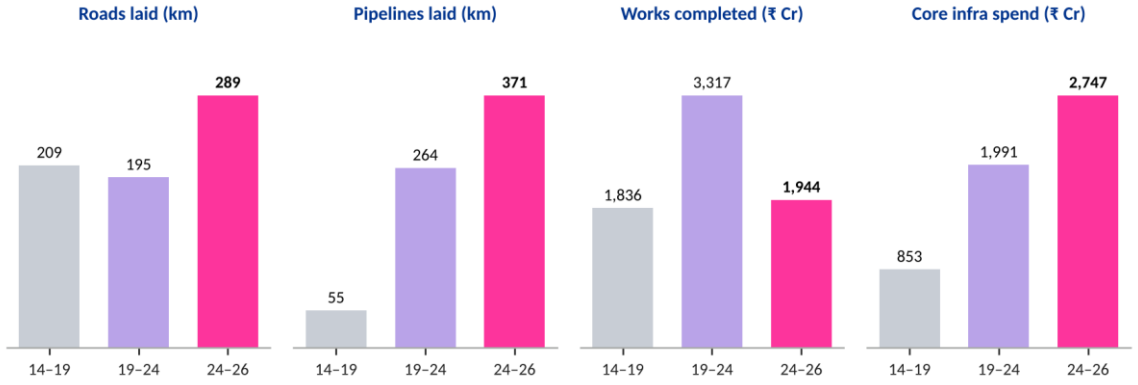
APIIC completed **₹1,943.68 crore** of infrastructure works in 2024–26, laid **289.20 km** of roads and **370.78 km** of water-supply pipelines. The completed value already exceeds the **₹1,835.88 crore** of the entire 2014–19 period, and reaches about 59% of the five-year 2019–24 total within two years. At about **₹972 crore a year**, the completion rate is **2.65 times** the 2014–19 average and **1.46 times** the 2019–24 average.

Figure 5.1: Annual pace of engineering delivery in 2024–26 as a multiple of the 2019–24 pace



Source: APIIC

Figure 5.2: Engineering delivery by period: two years against two five-year periods



Source: APIIC

▸ **Annexure 13:** *Engineering and infrastructure works by period, with annual-pace multiples.*

5.1 Road construction exceeds both previous five-year totals

Road development is among the clearest indicators of APIIC's accelerated delivery. APIIC laid **289.20 km** of roads in 2024–26, against 209.00 km in 2014–19 and 195.20 km in 2019–24: 38% and 48% more respectively, in less than half the time. Road delivery now averages **144.6 km a year**, 3.5 times the 2014–19 rate and 3.7 times the 2019–24 rate.

5.2 Water-pipeline delivery surpasses the previous decade combined

APIIC laid **370.78 km** of water-supply pipelines in 2024–26, against 54.70 km in 2014–19 and 264.18 km in 2019–24. The latest figure is 40% above 2019–24 and 6.8 times 2014–19. The two earlier periods together laid 318.88 km; the latest two years alone exceed that ten-year total by 51.90 km, or 16%.

5.3 A pronounced increase in annual pipeline delivery

Pipeline delivery now averages **185.4 km a year**, against 10.9 km in 2014–19 and 52.8 km in 2019–24: **3.5 times** and **17 times** the earlier rates. With roads and pipelines scaling up together, the acceleration is visible in physical assets on the ground as well as in budgets.

5.4 Substantial expenditure on core infrastructure

Spending on roads, drains and water supply reached **₹2,747.36 crore** in 2024–26, above the ₹1,990.87 crore of 2019–24 by ₹756.49 crore (38%) and far above the ₹852.91 crore of 2014–19. In two years APIIC has spent 97% of the combined ₹2,843.78 crore of the previous decade.

5.5 Roads, drains and water supply each show stronger financial scale

Spending on roads and drains, at **₹1,874.80 crore**, is 28% above 2019–24 and 2.3 times the 2014–19 level. Water-supply spending, at **₹872.56 crore**, is 67% above 2019–24. Higher spending and higher physical delivery have moved together across every category.

5.6 Strong award activity and infrastructure sanctions

APIIC awarded **201 works** in 2024–26, 91% of the 2019–24 total in less than half the time: about 100 works a year against 44 in 2019–24 and 58 in 2014–19. Infrastructure sanctions totalled **₹4,860.52 crore**, 95% of the 2019–24 total and 90% above 2014–19, building a strong pipeline of works that will sustain the pace of delivery.

5.7 Overall assessment: measurably faster delivery

In two years APIIC has laid more road than in either previous five-year period, more water pipeline than in the previous ten years combined, and completed more infrastructure by value than in the whole of 2014–19. Three achievements stand out:

- **Greater physical delivery**: roads and pipelines at three to four times the earlier annual pace.
- **Higher annual completion value**: about ₹972 crore a year, 2.65 times the 2014–19 rate.
- **Record spending on core infrastructure**: ₹2,747 crore in two years.

16.3%
more pipeline than 2014–24 combined

SPEED SIGNAL
In two years APIIC laid **370.78 km** of water pipelines, more than the **318.88 km** laid across the entire previous decade.

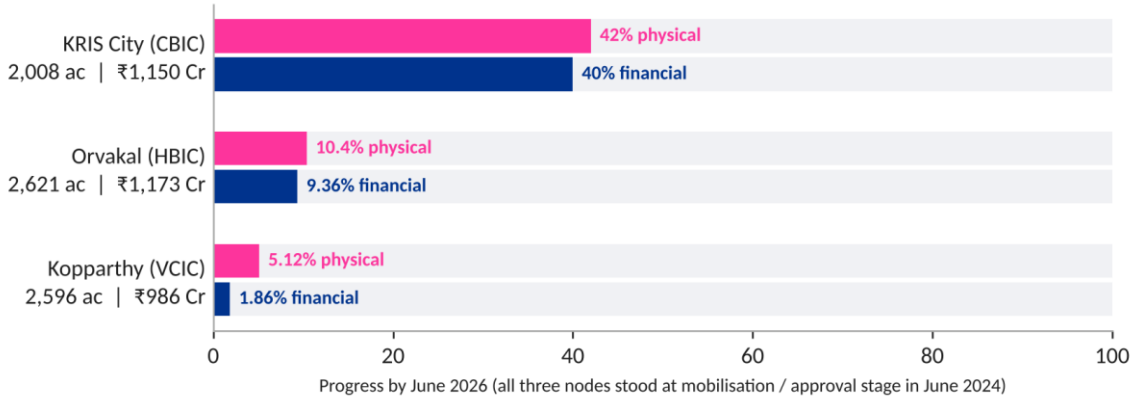
CHAPTER 6

Progress of the industrial corridor nodes

KEY HIGHLIGHTS

- Three nodes on three national corridors: **7,225 acres** and **₹3,309 crore** of development.
- **KRIS City (CBIC):** from mobilisation in June 2024 to **42% physical progress** by June 2026.
- **Orvakal (HBIC)** and **Kopparthy (VCIC):** from approval to active construction in two years.

Figure 6.1: Physical and financial progress of the corridor nodes, June 2026



Source: APIIC

▸ **Annexure 14:** *Corridor nodes: extent, cost and progress.*

6.1 KRIS City, Chennai–Bengaluru Industrial Corridor (CBIC)

KRIS City is being developed through the APIIC–NICDC partnership as a strategically located industrial hub, leveraging access to Krishnapatnam Port and regional transport networks to support manufacturing and port-led industrialisation. The industrial area has a development extent of about **2,008 acres** and a cost of **₹1,150 crore**. Its most striking achievement is the transition from mobilisation of manpower and machinery in June 2024 to **42% physical and 40% financial progress by June 2026**. With physical and financial progress closely aligned, KRIS City marks a decisive shift from preparation to delivery of the infrastructure required for future investment.

6.2 Kopparthy Node, Visakhapatnam–Chennai Industrial Corridor (VCIC)

Located in YSR Kadapa district, Kopparthy is being developed as an integrated industrial node to strengthen Rayalaseema's manufacturing base, with connectivity to regional highways, rail infrastructure and Kadapa Airport. Its planned ecosystem includes engineering goods, renewable-energy industries, auto components and other manufacturing. The node extends over **2,596 acres** and is being developed at a cost of **₹986 crore**. From the approval-and-mobilisation stage in June 2024, it has moved into construction, with **5.12% physical and 1.86% financial progress** by June 2026 and road works under way across the site.

6.3 Orvakal Node, Hyderabad–Bengaluru Industrial Corridor (HBIC)

Situated in Kurnool district, Orvakal is being developed as a major regional industrial hub, served by NH-40, NH-44 and Kurnool Airport. The node will accommodate a diversified base including renewable energy, electrical and electronic components, auto components and other manufacturing. It covers about **2,621 acres** at a cost of **₹1,173 crore**, and has reached **10.40% physical and 9.36% financial progress** by June 2026. With KRIS City and Kopparthy, Orvakal confirms the central achievement of

the last two years: **APIIC has moved the corridor programme from planning to construction across all three nodes.**

Figure 6.2: Works on the ground at the corridor nodes



Source: APIIC; site photographs

CHAPTER 7

25 Sectoral Parks: the next generation of industrial ecosystems

KEY HIGHLIGHTS

- **25 sectoral parks** across 12 districts, each designed around a defined industry and its supply chain.
- Frontier sectors: **semiconductors, space, drones, quantum computing, robotics, AI data centres** and **aerospace & defence**.
- Established strengths deepened: **bulk drugs, MedTech, solar PV, steel downstream, petrochemicals, oil & gas** and **chemicals**.
- Employment-intensive sectors: **textiles, toys, furniture, sports goods, food processing** and **horticulture**.

Building on the clusters that anchor investors have already created, the Government of Andhra Pradesh is developing a network of **25 sectoral parks**. Each park is planned around a single industry and its supply chain, with land, common infrastructure and plug-and-play facilities designed for that sector. The approach gives investors a ready ecosystem from day one: suppliers, customers, skilled workers and specialised utilities in one location.

Figure 7.1: The 25 sectoral parks of Andhra Pradesh



Source: APIIC

7.1 Parks located to build on existing strengths

The parks have been located to build on the anchors, ports and corridors described in this report. In **Anakapalli**, six parks (Steel Downstream, Organic Food, Rare Earth & Critical Minerals, AI Data Centre, Toy and Bulk Drug) extend the district's pharmaceutical, steel and digital-infrastructure base around the AM/NS project, Jawaharlal Nehru Pharma City and the Google AI Hub. **Visakhapatnam**

hosts the MedTech Manufacturing (AMTZ) Park, **Srikakulam** the Chemical Park at Mulapeta, and **Kakinada** the Oil & Gas Manufacturing Park within Kakinada SEZ.

In the south, **Tirupati** brings together five parks (Construction Equipment, Semiconductor, Space City, Electronic Manufacturing Clusters and a Korean Industrial City Park), building on the electronics base at Sri City and the space ecosystem anchored by Skyroot Aerospace at Routhusuramala. **SPSR Nellore** hosts four parks: the Petrochemical Park linked to BPCL's refinery complex, the Ammunition Park at Duttalur, and the Furniture and Sports Manufacturing Parks at KRIS City. **Sri Sathya Sai** hosts the Robotics & Advanced Technology Park and the Aerospace & Defence Park near the AMCA flight-testing centre, and **Annamayya** the Horticulture Park.

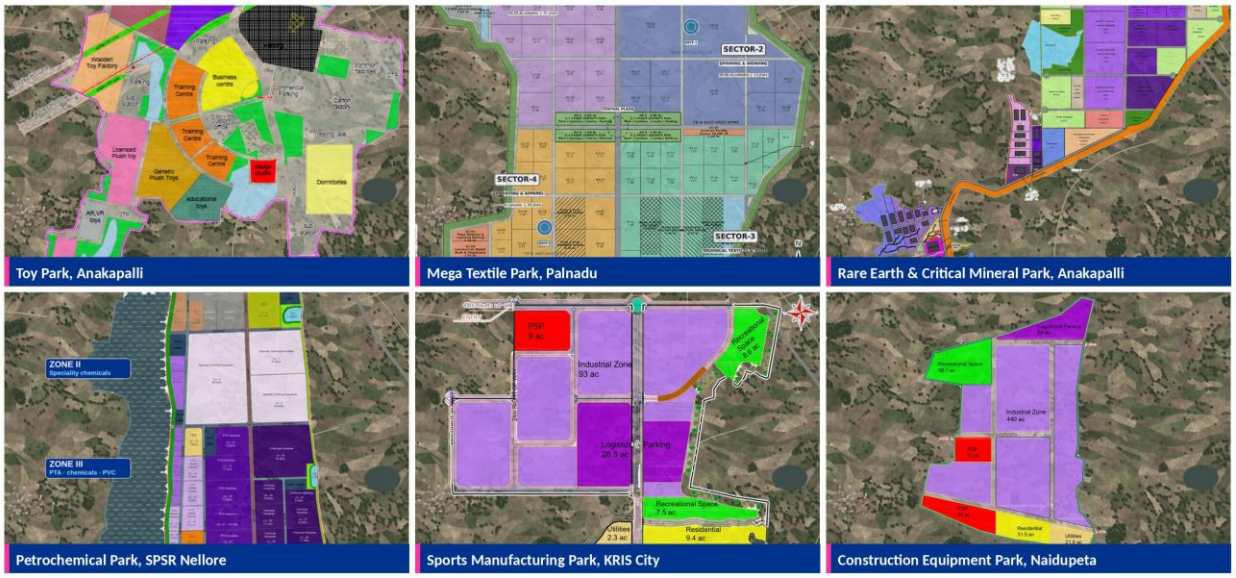
In central Andhra Pradesh and Rayalaseema, **Palnadu** hosts the Mega Textile Park and the Quantum Computing Manufacturing Park, **Prakasam** the Solar PV Manufacturing Park, which builds on the State's fast-growing solar-cell base, and **Kurnool** the Drone City Park.

▸ **Annexure 15:** *The 25 sectoral parks, by district and location.*

7.2 Master planning for plug-and-play delivery

Master plans for the parks set out industrial plots sized to each sector, internal roads, utility corridors, common facilities, logistics areas and green buffers. The concept layouts below, shown on satellite imagery of their sites, illustrate the scale and planning approach for six of the parks.

Figure 7.2: Concept master plans of select sectoral parks



Source: APIIC; concept master plans

25 parks
one State, every sector

SPEED SIGNAL
From semiconductors and space to textiles and toys, the 25 sectoral parks give every investor a ready-made ecosystem. **Choose Speed. Choose Andhra Pradesh.**

CHAPTER 8

Marquee projects being taken up by APIIC

KEY HIGHLIGHTS

- **Andhra Mandapam**, Visakhapatnam: International Convention and Exhibition Centre with a 5,000-person convention hall and a 250-key hotel.
- Four multipurpose **convention centres** at Rajamahendravaram, Amaravati, Tirupati and Anantapur.
- **₹200 crore** sanctioned under G.O.Ms.No.231 dated 3 September 2026, ₹50 crore per centre.
- **PM Ekta Mall**, Visakhapatnam: 3.57 lakh sq. ft. national showcase for handlooms, handicrafts and ODOP products.

8.1 Development of Andhra Mandapam

APIIC proposes to develop **Andhra Mandapam**, an International Convention and Exhibition Centre with a star-category hotel and allied facilities, on about **20 acres at Kapuluppada, Visakhapatnam**. The project will position Visakhapatnam as a leading East Coast destination for Meetings, Incentives, Conventions and Exhibitions (MICE), supporting business summits, trade exhibitions, tourism and investment promotion. The site adjoins the Vizag IT Hills, with access to Beach Road and proximity to NH-16, about 25 km from Bhogapuram International Airport.

The development comprises a **5,000-person convention centre**, conference halls and meeting rooms, **1,00,000 sq. ft. of exhibition space** and a **250-key star-category hotel**, with restaurants, food courts, shopping and tourism-related amenities. The architectural vision is a coastal-inspired landmark with landscaped courtyards, high-quality acoustics, smart visitor systems and climate-resilient infrastructure, targeting recognised green-building certifications.

Figure 8.1: Andhra Mandapam, Kapuluppada, Visakhapatnam: concept vision

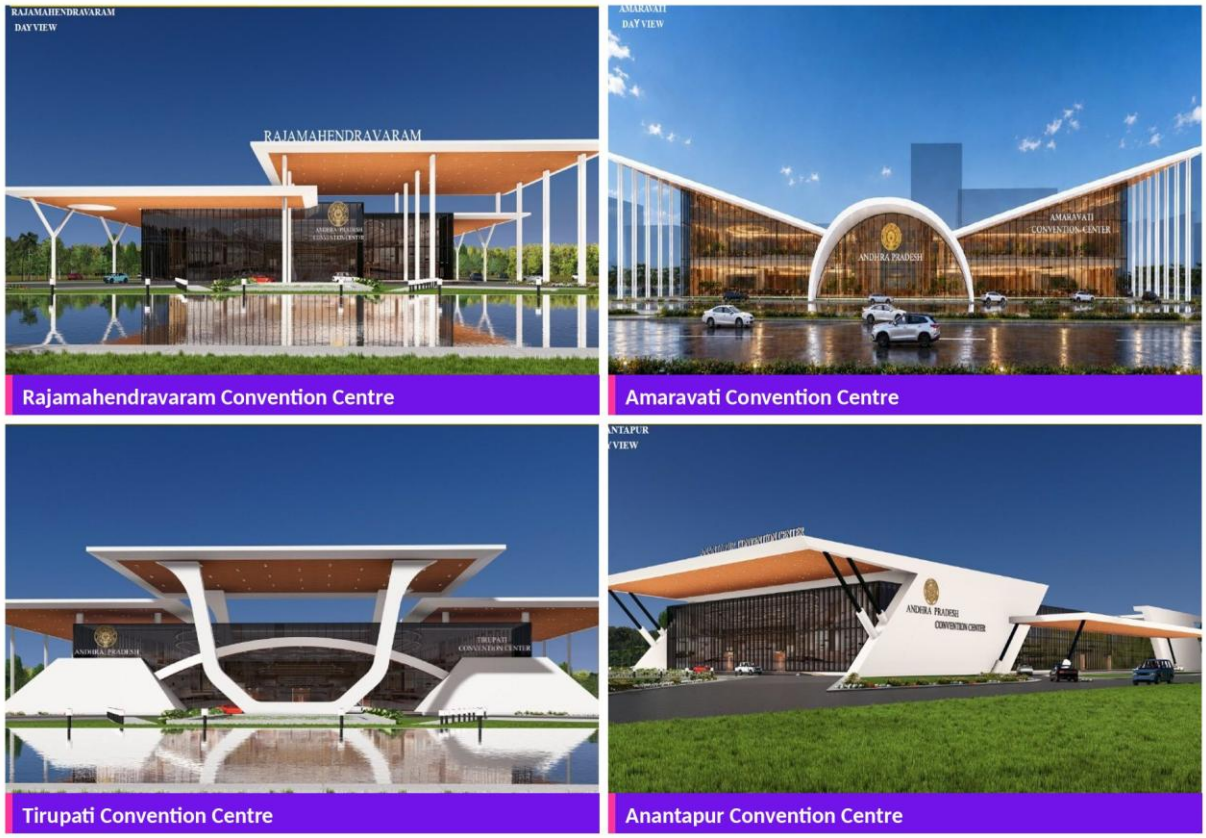


Source: APIIC; concept master plan

8.2 Development of four convention centres by APIIC

APIIC is developing four multipurpose convention centres at **Rajamahendravaram, Amaravati, Tirupati and Anantapur**, extending its infrastructure role to venues for government programmes, business events, exhibitions, tourism and cultural activities. Through **G.O.Ms.No.231 dated 3 September 2026**, the Government accorded administrative sanction of **₹50 crore for each centre**, ₹200 crore in all. Each centre is planned on about **five acres**, with **70,000–1,00,000 sq. ft.** of built-up area and capacity for **1,500–2,000 persons**, and will be operated and maintained under a PPP arrangement after completion.

Figure 8.2: Architectural concepts for APIIC's four convention centres



Source: APIIC; architectural concept renders

8.3 Rajamahendravaram Convention Centre

The Rajamahendravaram facility follows a city-specific architectural concept. Facilities include multipurpose halls, meeting and conference rooms, exhibition spaces, pre-function areas, VIP/VVIP facilities, backstage and technical spaces, catering and hospitality facilities, and guest accommodation.

8.4 Amaravati Convention Centre

The Amaravati facility adopts a contemporary civic architectural concept, with a distinctive entrance plaza, a strong geometric façade and landscaped public spaces befitting a landmark venue in the capital. It offers the full complement of halls, meeting rooms, exhibition and pre-function spaces, VIP/VVIP facilities, catering, hospitality and guest accommodation.

8.5 Tirupati Convention Centre

The Tirupati facility adopts a landscape-integrated concept, with stepped building forms, sheltered arrival areas, landscaped courtyards and a roof profile inspired by the surrounding hill contours, giving the State's pilgrimage and electronics capital a modern events venue.

8.6 Anantapur Convention Centre

The Anantapur facility adopts a climate-responsive courtyard concept, with deep overhangs, shaded pedestrian corridors, screened façades and an earth-toned material palette. Landscaped courtyards connect the convention, exhibition and hospitality components, giving Rayalaseema a modern convention venue.

8.7 PM Ekta Mall

Figure 8.3: PM Ekta Mall, Madhurawada, Visakhapatnam



Source: APIIC; architectural concept render

PM Ekta Mall at Madhurawada, near Rushikonda Beach in Visakhapatnam, is an integrated retail, cultural and convention destination promoting handlooms, handicrafts and One District One Product (ODOP) goods from Andhra Pradesh and every State and Union Territory, supporting market access for artisans and fostering cultural integration. On five acres, it offers about **33,220 sq. m (3.57 lakh sq. ft.)** of built-up area in a G+5 building with three-level parking.

- **62 shops**: 26 for Andhra Pradesh districts and 36 for other States and Union Territories.
- A convention hall, two mini theatres, an auditorium, a museum and art gallery, an open-air theatre, food courts and training facilities.
- A design that follows the hilly terrain and opens onto sea views.

CHAPTER 9

Innovative measures to expand land availability

KEY HIGHLIGHTS

- **Private Industrial Parks Policy (4.0) 2024–29**, G.O.Ms.No.67 dated 26 October 2024.
- Three development models: complete private land, partial Government/APIIC land and complete Government/APIIC land.
- Farmer **land pooling** recognised as a route to park development.
- Up to **100%** exemption on conversion, land-use, layout and stamp duty charges; capital subsidy of up to **₹5 lakh per acre**.

9.1 Broadening the industrial land ecosystem beyond Government land

Through the **Andhra Pradesh Policy for establishment of Private Industrial Parks with 'Plug and Play' Industrial Infrastructure (4.0) 2024–29** (G.O.Ms.No.67, 26 October 2024), the Government has created an enabling framework to complement APIIC's land bank with privately owned and pooled land. Developers bring land, capital and delivery capability; Government brings facilitation. The State's industrial-land offer is now a partnership of public, private and jointly developed parks.

9.2 Three complementary models for mobilising industrial land

The policy supports parks on complete private land, partial Government/APIIC land and complete Government/APIIC land, with flexibility for JV, BOO, DBFOT and other development arrangements.

Table 9.1: Development models under the Private Industrial Parks Policy (4.0) 2024–29

Model	Land source	Role of Government / APIIC	Role of developer
Model I	Complete private land	Incentives, external infrastructure and approvals facilitation	Acquires or pools land; develops, operates and markets the park
Model II	Private land with Government/APIIC parcels	Consolidates Government parcels in and around the park for contiguity	Acquires or pools most of the land; shares a proportionate number of developed plots with APIIC
Model III	Complete Government/APIIC land	Selects developer through transparent competitive bidding	Designs, finances, builds, operates, maintains and markets the park

Source: G.O.Ms.No.67, Industries & Commerce Department, GoAP, 26 October 2024

9.3 Land pooling as an additional pathway

The policy makes farmer land pooling an explicit route to new parks. Developers who pool land are recognised as park promoters across all park categories and sector-specific parks. Pooling turns scattered parcels into contiguous, plannable sites and makes landowners partners in industrial growth; Government consolidation of adjoining public land under Model II strengthens the approach further.

9.4 Incentives that support land assembly and park development

Eligible private parks receive up to **100% exemption** from agricultural-to-non-agricultural conversion charges, change-of-land-use charges and layout approval charges, and from stamp duty and registration charges for pooled land. Capital subsidy of up to **₹5 lakh per acre** is available for Nano/Tiny and MSME parks and up to **₹3 lakh per acre** for Large and Mega parks, linked to development, allotment and operational milestones.

Table 9.2: Park categories and capital support under the policy

Park category	Indicative size	Nodal agency	Capital subsidy (up to)
Nano / Tiny parks	5–10 acres	APMSMEDC	₹5 lakh per acre
MSME parks	20–100 acres	APMSMEDC	₹5 lakh per acre
Large and Mega parks	Above 100 acres	APIIC	₹3 lakh per acre

Source: G.O.Ms.No.67, Industries & Commerce Department, GoAP, 26 October 2024

9.5 Converting land into serviced industrial locations

The policy pairs land mobilisation with coordinated external infrastructure, including road connectivity, water supply and power, for approved parks. It promotes plug-and-play facilities, internal roads, drainage, utility networks, factory buildings, common facilities and multi-storey flatted factory complexes, from Nano/Tiny and MSME parks to Large and Mega parks and sector ecosystems in pharmaceuticals, biotechnology, electric vehicles, semiconductors, aerospace and defence, food processing and textiles.

9.6 Institutional facilitation and integration with industrial corridors

APIIC is the nodal agency for Large and Mega parks and APMSMEDC for Tiny and MSME parks. Proposals are evaluated by an interdepartmental committee and approved through the SIPC/SIPB and Cabinet process, with expeditious layout approvals, building-plan processing through the Single Desk Portal and handholding on environmental clearances. All private Mega parks and select Large parks are eligible for IALA status, and approved parks are notified under the **Andhra Pradesh Industrial Corridor Development Act, 2017**, integrating them into the State's industrial master plan and its three industrial corridors.

9.7 A wider land platform for Andhra Pradesh's growth

Private land mobilisation, farmer land pooling, Government-parcel consolidation, infrastructure support and flexible development models together widen the channels through which industrial land is created. Investors gain a broader range of locations and park formats; the State gains a scalable pathway to expand serviced industrial land through public facilitation and private participation.

CHAPTER 10

Conclusion

In conclusion, Andhra Pradesh's existing industrial land bank, recent land acquisition and handover progress, sustained allotments and proposed network of MSME and private industrial parks together demonstrate the Government of Andhra Pradesh's concerted efforts, through APIIC, to build a world-class land bank for industrial allotments across the State. By expanding geographical choice, advancing industrial park development and promoting plug-and-play infrastructure through policy support and private participation, GoAP is strengthening the foundation for both large investments and local entrepreneurship. These initiatives are directed towards translating land availability into well-planned, infrastructure-enabled industrial sites, subject to requisite development and approvals, and supporting investment, employment and balanced regional growth.

ANNEXURES

Statistical tables

Annexure 1: District-wise industrial land bank with APIIC

Table A.1: District-wise industrial land bank with APIIC

#	District	Land bank (acres)
1	Alluri Sitharama Raju	23
2	Anakapalli	21,406
3	Anantapur	3,621
4	Annamayya	1,543
5	Bapatla	138
6	Chittoor	3,823
7	East Godavari	381
8	Eluru	723
9	Guntur	321
10	Kakinada	645
11	Krishna	228
12	Kurnool	11,740
13	Nandyal	345
14	NTR	661
15	Palnadu	1,165
16	Parvathipuram Manyam	136
17	Prakasam	6,817
18	SPSR Nellore	4,700
19	Sri Sathya Sai	11,983
20	Srikakulam	12,052
21	Tirupati	14,225
22	Visakhapatnam	4,431
23	Vizianagaram	4,101
24	West Godavari	224
25	YSR Kadapa	5,463
	Grand total	**1,10,893**

Source: APIIC

Annexure 3: Industrial land bank with private industrial parks

Table A.3: Industrial land bank with private industrial parks

#	District	Industrial park	Gross extent (ac)	Vacant land (ac)
1	Anakapalli	Jawaharlal Nehru Pharma City, Parawada	2,400.00	–
2	Anakapalli	Brandix India Apparel City Pvt. Ltd.	1,000.00	–
3	Anakapalli	Varaha Industrial Park (Varaha Aqua Farms)	93.00	69.40
4	Anakapalli	Association of Lady Entrepreneurs of India (ALEAP)	31.77	–
5	Annamayya	Specialized SRK Foods Pvt. Ltd.	–	–
6	Bapatla	VANPIC	–	–
7	Chittoor	Amara Raja Infra Pvt. Ltd.	–	–

#	District	Industrial park	Gross extent (ac)	Vacant land (ac)
8	Chittoor	Srini Food Park	147.00	–
9	Chittoor	Association of Lady Entrepreneurs of India (ALEAP)	13.70	13.70
10	Eluru	The Eluru Town Automobile Mechanics Association	53.42	–
11	Kakinada	Auro Industrial City (Kakinada SEZ)	5,600.00	2,302.00
12	Krishna	Association of Lady Entrepreneurs of A.P. (ALEAP)	30.00	–
13	Krishna	Sri Vedha Innovation Park Pvt. Ltd.	40.00	–
14	Kurnool	ALEAP Orvakal	30.00	–
15	NTR	JRD Tata Kanuru	44.00	–
16	Palnadu	Guntur Textile Park Pvt. Ltd.	41.77	–
17	Palnadu	Aarsha Dhaatu Green Nanotechnologies Pvt. Ltd.	12.31	9.60
18	SPSR Nellore	IFFCO Kisan SEZ	2,776.00	1,603.00
19	SPSR Nellore	VPR Mining Infrastructure Pvt. Ltd.	372.00	207.00
20	SPSR Nellore	Krishnapatnam Infratech Pvt. Ltd.	4,731.00	–
21	SPSR Nellore	Krishnapatnam Power Corporation Ltd.	1,033.00	–
22	SPSR Nellore	Dhirubhai Ambani Green Tech Park Ltd. (CAPL)	2,680.00	–
23	Sri Sathya Sai	Lepakshi Knowledge Park	8,844.01	–
24	Sri Sathya Sai	Beneficent Knowledge Parks & Properties Ltd. (Rassai Properties), Madakasira	–	–
25	Sri Sathya Sai	Neogen Properties	350.00	314.00
26	Sri Sathya Sai	AP Aerospace & Defence Electronics Park Pvt. Ltd. (APADE)	264.00	259.06
27	Sri Sathya Sai	Hindupur Vyapar Apparel Park (HVAP)	73.00	–
28	Tirupati	Sri City Pvt. Ltd.	9,829.21	510.00
29	Tirupati	MAS Fabrics Pvt. Ltd.	714.00	–
30	Tirupati	Hilltop SEZ Development Pvt. Ltd.	287.40	–
31	Tirupati	Bhartiya Leather SEZ	250.49	–
32	Tirupati	Tarakeswara Textile Park Pvt. Ltd.	50.84	–
33	Visakhapatnam	J Kumar Infraprojects Ltd.	63.37	46.87
34	Visakhapatnam	Pure Sustain Industrial Park, Appikonda	13.76	–
35	Vizianagaram	JSW Industrial Park Ltd., S. Kota	1,163.00	722.00
36	Vizianagaram	Kothavalasa Infrastructure Pvt. Ltd.	–	–
37	Vizianagaram	North Coastal Integrated Food Park Pvt. Ltd.	48.81	–

Source: APIIC; park developers

Annexure 4: Private industrial parks approved under the Private Industrial Parks Policy (4.0) since June 2024

Table A.4: Private industrial parks approved under the Private Industrial Parks Policy (4.0) since June 2024

#	District	Industrial park	Type	Extent (ac)	Investment (₹ Cr)	Employment
1	Vizianagaram	JSW Industrial Park	Mega	1,163.00	531.36	45,000
2	Visakhapatnam	J Kumar Infra Projects Ltd	MSME	63.37	237.71	5,000
3	Visakhapatnam	Puresustain Industrial Park, Appikonda	MSME	13.76	7.70	500
4	Anakapalli	Varaha Aqua Farms	MSME	93.00	32.55	1,500
5	Anakapalli	ALEAP	MSME	32.00	22.48	5,000
6	Palnadu	Aarshadhaatu Green Technologies India Pvt Ltd	MSME	12.31	3.79	2,000
7	Krishna	Sri Vedha Innovation Park Pvt Ltd	MSME	27.00	12.00	1,500

#	District	Industrial park	Type	Extent (ac)	Investment (₹ Cr)	Employment
8	Kurnool	ALEAP Orvakal	MSME	30.00	36.35	3,000
9	Chittoor	ALEAP	MSME	13.70	10.97	2,500
10	SPSR Nellore	IFFCO Kisan SEZ Ltd	Mega	2,776.00	870.00	70,000
11	SPSR Nellore	VPR Mining Infrastructure Pvt Ltd	Mega	372.05	500.00	2,000
	Total	**11 parks**		**4,596**	**2,264.91**	**1,38,000**

Source: APIIC

Annexure 5: District ranking by land taken into possession since June 2024

Table A.5: District ranking by land taken into possession since June 2024

Rank	District	Land taken into possession (acres)	Share of total
1	Prakasam	5,790	23.5%
2	Anakapalli	3,152	12.8%
3	Kurnool	2,517	10.2%
4	Sri Sathya Sai	2,184	8.9%
5	YSR Kadapa	1,677	6.8%
6	SPSR Nellore	1,528	6.2%
7	Chittoor	1,271	5.2%
8	Visakhapatnam	1,137	4.6%
9	Tirupati	1,110	4.5%
10	Markapuram	1,106	4.5%
11	Anantapur	847	3.4%
12	NTR	736	3.0%
13	Palnadu	686	2.8%
14	Nandyal	178	0.7%
15	Annamayya	167	0.7%
16	Vizianagaram	146	0.6%
17	Eluru	121	0.5%
18	Srikakulam	54	0.2%
19	Kakinada	48	0.2%
20	Parvathipuram Manyam	39	0.2%
21	Bapatla	36	0.1%
22	Alluri Sitharama Raju	35	0.1%
23	Konaseema	24	0.1%
24	West Godavari	21	0.1%
25	Polavaram	20	0.1%
26	Guntur	17	0.1%
27	East Godavari	16	0.1%
28	Krishna	11	0.0%
	Total	**24,673**	**100.0%**

Source: APIIC

Annexure 6: Ranking of districts by Government land handed over

Table A.6: Ranking of districts by Government land handed over

Rank	District	Government land handed over (acres)
1	Anakapalli	2,692

Rank	District	Government land handed over (acres)
2	Kurnool	2,347
3	YSR Kadapa	1,677
4	Markapuram	1,105
5	Visakhapatnam	913
6	Sri Sathya Sai	901
7	Prakasam	771
8	NTR	736

Source: APIIC

Annexure 7: Ranking of districts by land requisitioned

Table A.7: Ranking of districts by land requisitioned

Rank	District	Land requisitioned (acres)
1	Anakapalli	21,614
2	Sri Sathya Sai	12,431
3	Srikakulam	10,677
4	Prakasam	8,662
5	Kurnool	6,502

Source: APIIC

Annexure 8: District-wise land allotted by APIIC since 2014

Table A.8: District-wise land allotted by APIIC since 2014

#	District	Allotted extent (acres)
1	Anakapalli	7,800.89
2	Tirupati	5,801.96
3	Sri Sathya Sai	4,981.49
4	YSR Kadapa	3,199.11
5	Kakinada	2,225.68
6	Kurnool	1,390.73
7	Visakhapatnam	1,378.69
8	Chittoor	1,151.41
9	Nandyal	1,122.20
10	SPSR Nellore	1,027.44
11	Krishna	742.21
12	Vizianagaram	523.98
13	Prakasam	476.65
14	Annamayya	425.23
15	NTR	385.47
16	Konaseema	320.89
17	Anantapur	226.13
18	Srikakulam	126.08
19	Palnadu	54.09
20	Bapatla	43.68
21	East Godavari	35.13
22	Guntur	24.80
23	Eluru	8.56
24	Parvathipuram Manyam	0.74

#	District	Allotted extent (acres)
25	West Godavari	0.59
	Grand total	**33,473.80**

Source: APIIC

Annexure 9: Year-wise land allotted by APIIC since 2014

Table A.9: Year-wise land allotted by APIIC since 2014

Year	Allotted extent (acres)
2014	1,314.23
2015	4,252.52
2016	2,763.44
2017	2,078.64
2018	2,198.79
2019	1,364.19
2020	343.74
2021	1,380.56
2022	1,126.09
2023	3,038.00
2024	1,376.80
2025	6,392.14
2026	5,844.67
Grand total	**33,473.80**

Source: APIIC

Annexure 10: Allotments to SC/ST entrepreneurs by period

Table A.10: Allotments to SC/ST entrepreneurs by period

Period	Category	Allotments (no.)	Extent (ac)	Proposed investment (₹ Cr)	Proposed employment	Land cost (₹ Cr)	Rebate allowed (₹ Cr)
2014–2019	SC	162	56.12	207.69	7,542	28.64	6.71
	ST	27	5.37	24.08	1,071	3.50	1.24
	Sub-total	189	61.49	231.77	8,613	32.14	7.95
2019–2024	SC	838	359.81	1,617.13	32,317	191.96	55.69
	ST	167	57.08	207.84	6,690	36.84	12.44
	Sub-total	1,005	416.89	1,824.97	39,007	228.79	68.14
2024–2026	SC	1,002	368.00	1,624.00	28,071	264.00	64.00
	ST	243	63.00	258.00	4,656	51.00	16.00
	Sub-total	1,245	431.73	1,882.54	32,727	314.91	79.84
Total	**Grand total**	**2,439**	**910.11**	**3,939.28**	**80,347**	**575.85**	**155.93**

Source: APIIC

Annexure 11: Land handed over for SIPB-approved projects

Table A.11: Land handed over for SIPB-approved projects

District	Land handed over (acres)	Share of total handover
Prakasam	4,524	43.5%
Anakapalli	3,098	29.8%
SPSR Nellore	1,872	18.0%

District	Land handed over (acres)	Share of total handover
Chittoor	312	3.0%
Sri Sathya Sai	130	1.3%
Tirupati	46	0.4%
Other districts	407	3.9%
Total	**10,389**	**100.0%**

Source: APIIC

Annexure 12: District-wise progress of MSME Parks and Flatted Factory Complexes

Table A.12: District-wise progress of MSME Parks and Flatted Factory Complexes

		MSME Parks				Flatted Factory Complexes		
#	District	Parks (no.)	Saleable (ac)	Allotted (ac)	Ready (ac)	FFCs (no.)	Built-up (lakh sq ft)	Ready (lakh sq ft)
1	Anakapalli	5	133	19	114	2	1	1
2	Anantapur	6	71	5	66	1	0.5	–
3	Annamayya	3	83	12	71	1	0.5	–
4	Alluri Sitharama Raju	1	8	–	8	1	0.5	–
5	Bapatla	1	14	–	14	3	1.5	1
6	Chittoor	6	128	43	85	1	0.5	–
7	East Godavari	2	67	13	53	4	2	1
8	Eluru	3	29	–	29	3	1.5	1
9	Guntur	–	–	–	–	3	1.5	1
10	Kakinada	1	15	9	5	6	3	2
11	Konaseema	–	–	–	–	3	1.5	1
12	Krishna	2	42	26	15	2	1	1
13	Kurnool	6	217	86	131	1	0.5	–
14	Markapuram	4	43	2	41	–	–	–
15	Nandyal	5	101	3	98	1	0.5	–
16	NTR	3	51	11	40	4	2	1
17	Parvathipuram Manyam	3	34	–	34	1	0.5	–
18	Palnadu	5	78	25	53	1	0.5	–
19	Polavaram	1	11	–	11	–	–	–
20	Prakasam	5	65	5	61	1	0.5	–
21	SPSR Nellore	7	161	16	145	1	0.5	–
22	Sri Sathya Sai	7	129	30	99	–	–	–
23	Srikakulam	6	52	–	52	2	1	1
24	Tirupati	2	43	–	43	5	2.5	1
25	Visakhapatnam	1	12	6	6	4	2	1
26	Vizianagaram	6	75	5	69	1	0.5	–
27	West Godavari	–	–	–	–	3	1.5	1
28	YSR Kadapa	7	188	67	121	1	0.5	–
	Grand total	**98**	**1,848**	**384**	**1,465**	**56**	**28**	**14**

Source: APIIC

Annexure 13: Infrastructure works taken up by APIIC in industrial parks, by period

Table A.13: Infrastructure works taken up by APIIC in industrial parks, by period

Indicator	2014–19 (5 yrs)	2019–24 (5 yrs)	2024–26 (2 yrs)	Annual pace vs 2019–24
Works awarded (no.)	292	221	201	2.3×

Indicator	2014–19 (5 yrs)	2019–24 (5 yrs)	2024–26 (2 yrs)	Annual pace vs 2019–24
Sanctions for infrastructure works (₹ Cr)	2,563.20	5,128.91	4,860.52	2.4×
Value of infrastructure works completed (₹ Cr)	1,835.88	3,317.25	1,943.68	1.5×
Road length laid (km)	209	195.20	289.20	3.7×
Spent on roads & drains (₹ Cr)	821.69	1,468.88	1,874.80	3.2×
Water-supply pipeline laid (km)	54.70	264.18	370.78	3.5×
Spent on water supply (₹ Cr)	31.22	521.99	872.56	4.2×
Total spent on roads, drains & water (₹ Cr)	852.91	1,990.87	2,747.36	3.4×

Source: APIIC

Annexure 14: Industrial corridor nodes at a glance

Table A.14: Industrial corridor nodes at a glance

Node	Corridor	District	Extent (acres)	Cost (₹ crore)	Physical progress	Financial progress
KRIS City	CBIC	SPSR Nellore	2,008	1,150	42%	40%
Orvakal	HBIC	Kurnool	2,621	1,173	10.4%	9.36%
Kopparthy	VCIC	YSR Kadapa	2,596	986	5.12%	1.86%

Source: APIIC; progress as of June 2026

Annexure 15: The 25 sectoral parks of Andhra Pradesh

Table A.15: The 25 sectoral parks of Andhra Pradesh

#	Sectoral park	District	Location
1	Chemical Park	Srikakulam	Mulapeta
2	MedTech Manufacturing (AMTZ) Park	Visakhapatnam	–
3	Steel Downstream Industrial Park	Anakapalli	–
4	Organic Food Park	Anakapalli	Makavarapalem
5	Rare Earth & Critical Mineral Park	Anakapalli	Pydipala
6	AI Data Centre Park	Anakapalli	–
7	Toy Park	Anakapalli (Nakkapalli)	Upamaka
8	Bulk Drug Park	Anakapalli (Nakkapalli)	Nakkapalli
9	Oil & Gas Manufacturing Park	Kakinada	Kakinada SEZ
10	Mega Textile Park	Palnadu	Veldurthi
11	Quantum Computing Manufacturing Park	Palnadu	–
12	Drone City Park	Kurnool	Loddipalli
13	Solar PV Manufacturing Park	Prakasam	–
14	Petrochemical Park	SPSR Nellore	–
15	Ammunition Park	SPSR Nellore	Duttalur
16	Furniture Park	SPSR Nellore	KRIS City
17	Sports Manufacturing Park	SPSR Nellore	KRIS City
18	Construction Equipment Park	Tirupati	Naidupeta
19	Semiconductor Park	Tirupati	Routhusuramala
20	Space City Park	Tirupati	Routhusuramala
21	Electronic Manufacturing Clusters	Tirupati	–
22	Korean Industrial City Park	Tirupati	Kaduru, Varadaiahpalem mandal
23	Robotics & Advanced Technology Park	Sri Sathya Sai	Gudipalli
24	Aerospace & Defence Park	Sri Sathya Sai	Tekulodu

#	Sectoral park	District	Location
25	Horticulture Park	Annamayya	–

Source: APIIC

ANDHRA PRADESH
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