



GOVERNMENT OF ANDHRA PRADESH

ANDHRA PRADESH URBAN FINANCE AND INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED

for

**Development of Recreational, Commercial, Hospitality, Health and
Other Urban Infrastructure Projects in Participating ULBs Jurisdiction
in Andhra Pradesh on PPP Basis**

Ref: 2093/LM/PP/2016

Date: 02 Feb 2017

Disclaimer

The information contained in this Request for Qualification document (the “**REOI**”) or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of APUFIDC or any of its employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this REOI and such other terms and conditions subject to which such information is provided.

This REOI is not an agreement and is neither an offer nor invitation by APUFIDC to the prospective Applicants or any other person. The purpose of this REOI is to provide interested parties with information that may be useful to them in the formulation of their application for qualification pursuant to this REOI (the “**Application**”). This REOI includes statements, which reflect various assumptions and assessments arrived at by APUFIDC in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This REOI may not be appropriate for all persons, and it is not possible for APUFIDC, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this REOI. The assumptions, assessments, statements and information contained in this REOI may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this REOI and obtain independent advice from appropriate sources.

Information provided in this REOI to the Applicant(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. APUFIDC accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

APUFIDC, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this REOI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the REOI and any assessment, assumption, statement or information contained therein or deemed to form part of this REOI or arising in any way with pre-qualification of Applicants for participation in the EOI Process.

APUFIDC also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this REOI.

APUFIDC may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this REOI.

The issue of this REOI does not imply that APUFIDC is bound to select and short-list pre-qualified Applications for Bid Stage or to appoint the selected Bidder or Concessionaire, as the case may be, for the Project and APUFIDC reserves the right to reject all or any of the Applications without assigning any reasons whatsoever.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by APUFIDC or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant and APUFIDC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the EOI Process.

**REQUEST FOR EXPRESSION OF INTEREST
FOR
DEVELOPMENT OF RECREATIONAL, COMMERCIAL, HOSPITALITY, HEALTH AND
OTHER URBAN INFRASTRUCTURE PROJECTS IN PARTICIPATING ULBs
JURISDICTION IN ANDHRA PRADESH ON PPP BASIS**

TERMS AND CONDITIONS OF EXPRESSION OF INTEREST

1. INTRODUCTION AND BACKGROUND

Andhra Pradesh Urban Finance and Infrastructure Development Corporation Limited (APUFIDC) was incorporated on 12th January 1993 under the Companies Act 1956 with registration No. 01-15241 of 1992-93. The Company Identification Number (CIN) allotted by the Ministry of Corporate Affairs, Government of India for the company is U65993AP1993SGC015241. APUFIDC is under the administrative control of the Municipal Administration & Urban Development Department of Government of Andhra Pradesh. APUFIDC is a fully owned State Government Company. The Business Activity of the Organization is to act as a Channelising agency and nodal agency for implementation of all State and Central Government funded schemes in the Urban Local Bodies (ULBs) of the existing State of Andhra Pradesh.

Andhra Pradesh Urban Finance & Infrastructure Development Corporation Limited (APUFIDC), the Mission Directorate for AMRUT (Atal Mission for Rejuvenation and Urban Transformation) intends to develop vacant and underutilised land assets of Urban Local Bodies (ULBs) in Andhra Pradesh in a phased manner on public private partnership (PPP) basis so as to enable the ULBs to generate additional non-tax financial resources and create urban infrastructure facilities in their respective jurisdiction.

In response to the endeavour of APUFIDC, many ULBs have agreed to participate in this process and has authorised APUFIDC to carry out project preparation, bid documentation & bid process management for selection of developers for development of proposed sites on PPP.

In pursuance of authorisation given by participating ULBs, APUFIDC has decided to follow two stage process - EOI Process and Bid Process. Accordingly, APUFIDC invites expression of interest from suitable Applicants (the Applicants) in accordance with procedure set out in this Request for Expression of Interest (REOI) document for development of urban infrastructure facilities on identified sites of Participating ULBs.

2. PARTICIPATING ULB AND IDENTIFIED SITES

The name of Participating ULBs, number of identified sites and tentative area of the sites are as below.

Participating ULB	Nos of Sites	Tentative Area (Ac. Cent)
Guntur Municipal Corporation (part of Amravati Capital Region)	12	72.00
Jaggiahpet Municipality (Krishna District)	1	0.20
Srikakulam Municipal Corporation	2	16.76
Rajam Municipality	1	2.03
Nellimarla Municipality	1	0.67
Ramchandrapuram Municipality	2	2.14
Ongole Municipal Corporation	5	26.60
Kurnool Municipal Corporation	4	26.52
Kandukuru Municipality	2	0.18
Hindupur Municipality	1	2.27

The comprehensive list of sites with its area and indicative project concepts has been mentioned at Appendix 1 of this REOI. Details of the sites along with brief city profile, site plan and other supporting information is provided separately at **Site Information Memoranda** numbered as **Appendix 1A to 1J**.

The sites listed in the **Appendix 1** will be handed over to successful bidder on long term lease or license as the case may be with period commensurate with nature of the project and proposed investment.

3. PROPOSED PROJECTS

a) Most of the proposed sites are located at well developed premium locations within the jurisdiction of Participating ULBs. Proposed sites are ideal for following development as identified based on preliminary site assessment.

a. Commercial Complex
b. Commercial cum Office Complex
c. Parking cum Commercial Complex
d. Vegetable and fruit markets
e. Mall cum Multiplex – Single Brand and Multi Brand
f. Recreational Park (General and theme based) with value added recreational facility
g. Resorts and Hotels – 3 star, 4 Star and 5 State business and luxury hotels, Convention Centre, Way side amenities
h. Hospital (General and Super Speciality) and Medical College
i. Sports Complex and Stadium
j. Theme based office complex and parks such as Knowledge Park / IT Park, Financial Centre
k. Logistics facility

- b) Applicants are required to propose their own development proposals subject to development constraints put forward in **Site Information Memoranda (Appendix 1A to Appendix 1G)** along with detailed concepts as per format provided at **Appendix-4** based on their own understanding of the site suitability and project viability. **An application without details of proposed project concept shall be summarily rejected.**
- c) The details and other information with respect to proposed sites such as area is indicative in nature and subject to variation.
- d) The project concept shall be shortlisted and finalised after evaluation of EOI document submitted by the Applicants. APUFIDC shall in consultation with participating ULB shall finalise project concept for each site having regard to project concept proposed by the Applicant as part of their EOI. The final project concept for each site shall be notified at request for proposal (RFP) stage.

4. APPLICANTS ELIGIBILITY AND SUBMISSIONS

- a) The Applicant may be a single entity or a group of entities (the “**Consortium**”), coming together to implement the project. Number of members in a consortium shall **not exceed 3 (three)**. However, no applicant applying individually or as a member of a Consortium, as the case may be, can be member of another Applicant for the same site. The term Applicant used herein would apply to both a single entity and a Consortium.
- b) An Applicant may be a natural person, private entity, government-owned entity or any combination of them with a formal intent to enter into an agreement or under an existing agreement to form a Consortium. A Consortium shall be eligible for consideration subject to the conditions set out in sub section ‘d’ of this section.

Explanation: In case an Applicant is a Consortium, then the term Applicant as used in this REOI document shall include each Member of such Consortium.

c) *The Applicant shall submit details of their Technical and Financial Capacity as below:*

- (A) **Technical Capacity:** For demonstrating technical capacity and experience (the “**Technical Capacity**”), the Applicant shall, over the past 5 (five) financial years preceding the Application Due Date, have:
 - (i) paid for, or received payments for, construction of Eligible Project(s); and/ or
 - (ii) paid for development of Eligible Project(s) in Category 1 and/or Category 2 specified

- (iii) collected and appropriated revenues from Eligible Project(s) in Category 1 and/or Category 2

such that the sum total of the above is preferably more than two times the estimated project cost as proposed by Applicant in their Project Concept.

Lower weightage may be assigned to Category 2 project. Further project implemented as contractor / EPC contractor will be assigned lower weightage

ELIGIBLE PROJECT CATEGORIES
Category 1 Projects
a. Commercial Complex
b. Commercial cum Office Complex
c. Parking cum Commercial Complex
d. Vegetable and fruit markets
e. Mall cum Multiplex – Single Brand and Multi Brand
f. Recreational Park (General and theme based) with value added recreational facility
g. Resorts and Hotels – 3 star, 4 Star and 5 State business and luxury hotels, Convention Centre, Way side amenities
h. Hospital (General and Super Speciality) and Medical College
i. Sports Complex and Stadium
j. Theme based office complex and parks such as Knowledge Park / IT Park, Financial Centre
k. Logistics facility
l. Bus Terminus, Airport, Railway Station
m. Housing project
n. Any other project of like nature related to real estate
Category 2 Projects
Infrastructure projects - Bus Terminus, Airport, Railway Station including metro station, Port, Power project any other infrastructure project having building components

- (B) **Financial Capacity:** The Applicant should preferably have a minimum Net Worth (the “**Financial Capacity**”) equal to or above 50% of estimated project cost as proposed by Applicant in their Project Concept at the close of the preceding financial year.

In case of a Consortium, the combined technical capacity and Net Worth of those Members, who shall have an equity share of at least 26% (twenty six per cent) each in the SPV, should satisfy the above conditions.

- d) The Applicant shall enclose with its Application statement of Technical and Financial Capacity, to be submitted as per the format at **Appendix-2 and 3**, complete with its Annexes, the following:
- (i) Certificate(s) from statutory auditors of the Applicant or its Associates or the concerned client(s) stating the payments made/ received or works commissioned, as the case may be, during the past 5 (five) years in respect of the projects specified in) above. In case a particular job/ contract has been jointly executed by the Applicant (as part of a consortium), it should further support its claim for the share in work done for that particular job/ contract by producing a certificate from its statutory auditor or the client; and
 - (ii) certificate(s) from statutory auditors of the Applicant or its Associates specifying the Net Worth of the Applicant, as at the close of the preceding financial year, and also specifying that the methodology adopted for calculating such Net Worth conforms to the provisions of this Clause 2.2.4 (ii). For the purposes of this RFQ, net worth (the “**Net Worth**”) shall mean the sum of subscribed and paid up equity and reserves from which shall be deducted the sum of revaluation reserves, miscellaneous expenditure not written off and reserves not available for distribution to equity share holders.
- e) Applicant should submit a **Power of Attorney**, authorising the signatory of the Application to commit the Applicant. In the case of a Consortium, the Members should submit a Power of Attorney in favour of the Lead Member.
- f) Where the Applicant is a single entity, it may be required to form an appropriate Special Purpose Vehicle, incorporated under the Indian Companies Act, 2013 (the “SPV”), to execute and implement the Project. In case the Applicant is a Consortium, it shall, in addition to forming an SPV, comply with the following additional requirements:
- (a) the Application should contain the information required for each member of the Consortium;
 - (i) members of the Consortium shall nominate one member as the lead member (the “Lead Member”), who shall have an equity share holding of at least 26% (twenty six per cent) of the paid up and subscribed equity of the SPV. The nomination(s) shall be supported by a Power of Attorney, signed by all the other members of the Consortium;

- (ii) the Application should include a brief description of the roles and responsibilities of individual members, particularly with reference to financial, technical and O&M obligations;
- (b) the members of a Consortium shall form an appropriate SPV to execute the Project, if awarded to the Consortium;
 - (i) clearly outline the proposed roles and responsibilities, if any, of each member;
 - (ii) minimum equity stake to be held by each member;

Any entity which has been barred by the Central/ State Government of Andhra Pradesh, or any entity controlled by it,] from participating in any project (BOT or otherwise), and the bar subsists as on the date of Application, would not be eligible to submit an Application, either individually or as member of a Consortium.

5 SCHEDULE OF EOI PROCESS

APUFIDC shall endeavour to adhere to the following EOI schedule:

SL	Event Description	Date
1.	Last date for receiving queries	As mentioned in Notice of REOI
2.	Pre-Application Conference	<p>As mentioned in Notice of REOI</p> <p>The date, time and venue of the Pre-Application Conference shall be:</p> <p style="text-align: center;">Date: 15 February 2017</p> <p style="text-align: center;">Time: 1430 hrs</p> <p style="text-align: center;">Venue: Meeting Hall, Guntur Municipal Corporation, Opp. Gandhi Park, GT Road, GUNTUR</p> <p>Additional Pre-Application Conference shall be organized for Kurnool and Hindupur towns at the following date, time and venue:</p> <p style="text-align: center;">Date: 17 February 2017</p> <p style="text-align: center;">Time: 1430 hrs</p>

		<p>Venue: Meeting Hall, Kurnool Municipal Corporation, NR Peta, Kurnool</p> <p>Not more than two authorized persons of the Applicant will be permitted to participate in the Meet.</p>
3.	Authority response to queries latest by	10 days before Application Due Date
4.	Application Due Date	As mentioned in Notice of REOI
5	Note:	If there is any change in the date and place of meeting, the same will be displayed on the website of APUFIDC

6 CLARIFICATIONS

- a. Applicants requiring any clarification on the REOI may sent an e-mail to EOI Coordinator Mr. Y. Satyanarayana, Officer on Special Duty, APUFIDC at the given mail id: satyanarayana.y61@gov.in & satya_trsm@hotmail.com, Mobile No. +91 9704595024 with a copy to apufidc@yahoo.com, shybs@rediffmail.com, ajaysharma2303@gmail.com
- b. Applicant should send in their queries before the date specified in the EOI Schedule. APUFIDC shall endeavour to respond to the queries within the period specified therein, but no later than 10 (ten) days prior to the Application Due Date. The responses will be uploaded on the website of APUFIDC without identifying the source of queries.
- c. APUFIDC shall endeavour to respond to the questions raised or clarifications sought by the Applicants. However, APUFIDC reserves the right not to respond to any question or provide any clarification, in its sole discretion.
- d. All clarifications and interpretations issued by APUFIDC shall be deemed to be part of the REOI. Verbal clarifications and information given by Authority or its employees or representatives shall not in any way or manner be binding on APUFIDC.
- e. At any time prior to the deadline for submission of Application, APUFIDC may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify the REOI by the issuance of Addenda.
- f. Any clarification including any **modifications or addenda /Corrigendum** concerning the Advertisement and REOI will be uploaded and displayed on website www.apufidc.cgg.gov.in & www.cdma.ap.gov.in.

7 NUMBER OF APPLICATIONS AND COSTS THEREOF

- a) The REOI document may be downloaded from the website. The EOI shall be submitted in hard copy along with a document fee of Rs. 2000 for each Site separately. The DD shall be in favour of “Managing Director, APUFIDC” issued by Schedule Commercial bank and payable at Guntur.
- b) No Applicant shall submit more than one Application for one site.
- c) The Applicant may submit EOI for more than one site.
- d) Applicant may submit more than one project concept for each Site indicating their order of preference for such project concepts.
- e) An Applicant interested to submit EOI for more than one site may submit separate application for each site or common application for all sites. Such Applicant intending to submit common application shall (i) submit specific project concept for each site, (ii) submit Document Fee of Rs 2000 for each site.
- f) An applicant applying individually or as a member of a Consortium shall not be entitled to submit another Application either individually or as a member of any Consortium for the same site, as the case may be.
- g) The Applicants shall be responsible for all of the costs associated with the preparation of their Applications and their participation in the EOI Process. APUFIDC will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the EOI Process.

8 SITE VISIT AND VERIFICATION OF INFORMATION

- a. Applicants are encouraged to submit their respective Applications after visiting the Project site and ascertaining for themselves the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.
- b. For coordinating site visit following officials/personnel can be contacted with prior appointment for the following ULBs.

Sl.	ULB	Contact Person	Designation of Contact Person	Contact number
1	Ongole	Mr. Dharma Rao	ACP	9849805235
2	Kurnool:	Mr. Shastri Sharma	ACP	9849908494
3	Kundukur:	Mr. Purnachandra Rao	TPS	9177700269

4	Hindupur:	Mr. Tulsi Ram	TPO	9849907865
5	Nellimarla:	Mr. Apparao	CE	9701112023
6	Rajam:	Mr. Suryanarayana	TPO	7680945559
7	Srikakulam	Mr.G. Venkateshwar Rao	ME	9000902338
8	Ramchandrapuram	Ketan Mandani	AECOM consultant	9819466876
9	Guntur	Shyam B Singh	AECOM Consultant	8294890980
10	Jaggaiahpet	Shyam B Singh	AECOM Consultant	8294890980

PREPARATION AND SUBMISSION OF APPLICATION

9 LANGUAGE

The Application and all related correspondence and documents in relation to the EOI Process shall be in English language.

10 FORMAT AND SIGNING OF APPLICATION

- a) The Applicant shall provide all the information sought under this REOI. APUFIDC will evaluate only those Applications that are received in the required formats and complete in all respects. Incomplete and /or conditional Applications shall be liable to rejection.
- b) Applicant shall prepare 1 (one) original set of the Application (together with the documents required to be submitted pursuant to this REOI) and clearly marked as "ORIGINAL". In addition, the Applicant shall submit 1 (one) copy of such Application and documents, which shall be marked as "COPY". In the event of any discrepancy between the original and the copy, the original shall prevail.
- c) The Application and its copy shall be typed or written in indelible ink. It shall be signed by the authorised signatory of the Applicant who shall also initial each page of the Application (including each Appendix and Annex) in blue ink. In case of printed and published documents, only the cover shall be initialled. All the alterations, omissions, additions or any other amendments made to the Application shall be initialled by the person(s) signing the Application. The Application shall contain page numbers and shall be bound together in a manner that does not allow replacement of any page.

11 SEALING AND MARKING OF APPLICATIONS

- a. The Applicant shall submit the Application in the format specified at **Appendix-2, 3 and 4**, and seal it in an envelope and mark the envelope as “APPLICATION”. The Applicant shall seal the original and the copy of the Application, together with their respective enclosures, in separate envelopes duly marking the envelopes as “ORIGINAL” and “COPY”.
- b. Each of the envelopes shall clearly bear the following identification:

“Expression of Interest for site(s) at _____ [name of the Site] in _____ [name of town] on PPP Mode”

and shall clearly indicate the name and address of the Applicant. In addition, the Application Due Date should be indicated on the right hand corner of each of the envelopes.

- c. Each of the envelopes shall be addressed to:

ADDRESS:	To The Managing Director, APUFIDC
	ASR & ESR Plaza, 1 st Floor, Opp. Vigneshwara Nagar, Road No.1 , Mahatma Gandhi Inner Ring Road, Reddy Palem, Guntur, Andhra Pradesh Pin Code: 522 509, E.mail: apufidc@yahoo.com

- d. The envelopes are not sealed and marked as instructed above, APUFIDC assumes no responsibility for the misplacement or premature opening of the contents of the Application and consequent losses, if any, suffered by the Applicant.
- e. Applications submitted by fax, telex, telegram or e-mail shall not be entertained and shall be rejected.

12 APPLICATION DUE DATE

- a) Applications should be submitted before the Application Due Date, at the address provided above in the manner and form as detailed in this REOI.
- b) APUFIDC may, in its sole discretion, extend the Application Due Date by issuing an Addendum for all Applicants.

13 LATE APPLICATIONS

Applications received by APUFIDC after the specified time on the Application Due Date shall not be eligible for consideration and shall be summarily rejected.

14 MODIFICATIONS/ SUBSTITUTION/ WITHDRAWAL OF APPLICATIONS

- a) The Applicant may modify, substitute or withdraw its Application after submission, provided that written notice of the modification, substitution or withdrawal is received by APUFIDC prior to the Application Due Date. No Application shall be modified, substituted or withdrawn by the Applicant on or after the Application Due Date.
- b) The modification, substitution or withdrawal notice shall be prepared, sealed, marked, and delivered in accordance with section 14 with the envelopes being additionally marked “MODIFICATION”, “SUBSTITUTION” or “WITHDRAWAL”, as appropriate.
- c) Any alteration/ modification in the Application or additional information supplied subsequent to the Application Due Date, unless the same has been expressly sought for by APUFIDC, shall be disregarded.
- d) To facilitate evaluation of Applications, APUFIDC may, at its sole discretion, seek clarifications from any Applicant regarding its Application. Such clarification(s) shall be provided within the time specified by APUFIDC for this purpose. Any request for clarification(s) and all clarification(s) in response thereto shall be in writing.

15 RIGHT TO ACCEPT OR REJECT ANY OR ALL APPLICATIONS

- a) Notwithstanding anything contained in this REOI, APUFIDC reserves the right to accept or reject any Application and to annul the EOI Process and reject all Applications, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons therefor. In the event that APUFIDC rejects or annuls all the Applications, it may, in its discretion, invite all eligible Applicants to submit fresh Application hereunder.
- b) APUFIDC reserves the right to reject any Application if:
 - i. at any time, a material misrepresentation is made or uncovered, or
 - ii. the Applicant does not provide, within the time specified by APUFIDC, the supplemental information sought by APUFIDC for evaluation of the Application.

If the Applicant is a Consortium, then the entire Consortium may be disqualified/ rejected.

- c) APUFIDC reserves the right to verify all statements, information and documents submitted by the Applicant in response to the REOI. Any such verification or lack of such verification by APUFIDC shall not relieve the Applicant of its obligations or liabilities hereunder nor will it affect any rights of APUFIDC thereunder.

16 CONTENTS OF THE REOI

This REOI comprises the disclaimer set forth hereinabove, the contents as listed below, and will additionally include any Addenda.

Sd/. ..
Managing Director, APUFIDC

APPENDIX- 1

PROPOSED LIST OF SITES FOR DEVELOPEMNT OF URBAN INFRASTRUCTURE ON PPP

The list of sites with area and indicative proposals for development is given below. The proposed development is indicative in nature. Applicants may propose their own development proposals subject to development constraints put forward in **Site Information Memoranda (Appendix 1A to Appendix 1G)** along with detailed concepts as per format provided at **Appendix 1** based on their own understanding of the site suitability and project viability.

S.No	Location	Ext. os Site (Ac.Cent)	Indicative Proposal for Development
A. ONGOLE MUNICIPAL CORPORATION			
1	Near Nellore Bus stand	2.11	Commercial Complex /Multi speciality Hospital
2	Old PNB Site	0.38	Hyper Market with Office/commercial complex
3	Old Market site	0.81	Multiplex/Commercial complex
4	Kota Street site	0.46	Office cum commercial complex
5	Rangarayudu Cheruvu part	22.85	Amusement and MICE centre
B. KURNOOL MUNICIPAL CORPORATION			
6	Open Air Theatre site	1.20	Multiplex/ Commercial & Residential complex
7	Old Pump House site	1.34	Budget Hotel with shops all along the road
8	AP Tourism Site	1.69	Convention Centre
9	Old Compost yard	22.30	Amusement park with convention facility
C. KANDUKURU MUNICIPALITY			
10	Opp. RTC Bus Stand	0.08	Retail shops
11	Old Fish Market Site	0.10	Retail shops
D. HINDUPUR MUNICIPALITY			
12	Old Market Site	2.27	Multiplex/commercial complex &Hotel
E. NELLIMARLA MUNICIPALITY			
13	Municipal Administrative Building and Kalyan Mandapam Site (two sites)	0.68	Office cum Commercial Complex (Redevelopment Project)
F. RAJAM MUNICIPALITY			
14	Part of RTC Bus Stand	2.03	Commercial Complex
G. SRIKAKULAM MUNICIPAL CORPORATION (SMC)			
15	Administrative Building site of SMC	1.63	Office cum Commercial Complex (Redevelopment Project)
16	Kazipeta Park	15.14	Children Park / Adventure Park

S.No	Location	Ext. os Site (Ac.Cent)	Indicative Proposal for Development
H. RAMACHANDRAPURAM MUNICIPALITY			
17	Vegetable Market and Meat Market at ward no. 24	0.47	Redevelopment of Vegetable Market
18	Municipal Old dumping yard (in R. S. No. 453)	1.67	Commercial complex
I. GUNTUR MUNICIPAL CORPORTIOAN (Part of Andhra Pradesh Capital Region)			
19	GMC Office Building Site	1.50	Refer detailed Site Information Memoranda for suit suitability and proposed development concepts. Sites are suitable for development of Mall with Multiplex, 4-5 Star Hotels, Auditorium and Multiplex, Commercial cum Office Complex, Recreational Parks with value added services, Convention Halls, Super Specialty Hospitals, IT Park (SEZ/ STPI), Sports Complex/Stadium
20	Fish Market Site behind GMC building	0.81	
21	PVK Naidu Vegetable Market Site (opposite GMC building)	1.73	
22	Gandhi Park (opposite GMC building)	7.63	
23	Tagore Auditorium at Vignam Mandir (opposite Gandhi Park)	1.77	
24	Tahsildar Office, Borodipet Road	2.20	
25	Site Near Zonal Office (Brundavan Gardens)	1.00	
26	NAARLA Auditorium (Brundavan Gardens)	1.02	
27	Manasa Sarovara Park	29.00	
28	Red Tank (opposite B R Stadium)	1.80	
29	B. R. Stadium	19.30	
30	Ponnur Road Site (near junction of Shaik Saheb Road and Guntur Bypass)	4.52	
J. JAGGAIAHPET MUNICIPALITY (KRISHNA DISTRICT)			
31	Old Municipal Site	0.20	Multi-purpose Commercial Complex

Details of the sites along with brief city profile, site plan and other supporting information is provided separately at **Site Information Memoranda** numbered as **Appendix 1A to 1J**.

APUFIDC shall in consultation with Participating ULBs finalise the proposed development for each site on the basis of most suitable development concepts submitted by Applicants.

Letter of Transmission

APPENDIX- 2

EXPRESSION OF INTEREST
(On the letterhead of the Applicant)

Date: _____.

To
The Managing Director,
APUFIDC
ASR & ESR Plaza, 1ST Floor,
Opp. Vigneshwara nagar, Road No. 1,
Mahatma Gandhi Inner Ring Road,
Reddy Palem, Guntur, Pin Code: 522 509.

Sir,

Re: Invitation for EOI for Development and Operation of Projects in the Municipal vacant lands.

...

In response to your advertisement, we submit hereunder our EOI for the development and operation of the below Projects through Public Private Partnership mode.

1. _____.

2. _____.

3. _____.

4. And so on..

2. We have read, understood and acknowledge the terms and conditions for submission of this EOI and undertake to abide by the same.

3. The requisite information is given in the attached format for each project.

4. The DD No. _____ date _____ towards document fee of Rs.2,000 issued by _____ Bank, _____ Branch is herewith submitted / We have paid the document fee of Rs.2,000 while attending the Pre-submission meeting on _____ and handed over the DD No. _____ date issued by _____ Bank, _____ Branch to your representative.

For and on behalf of _____

Signature
Authorized Signatory
Name
Seal

APPENDIX- 3 (A)

GENERAL INFORMATION OF APPLICANT

(To Be Furnished By The Single Applicant or in case of joint application-each Member

S. No.	Particulars	Applicant Response
1	Name of the Applicant	
2	Name of the Company/ Partnership Firm/LLP	
3	Registered office Address	
4	Date /year of Registration/ Incorporation	
5	Brief description of Business activities	
6	Authorized Contact Person details: a) Name b) Designation c) Mobile No. d) E.mail	

Signature*

Authorized Signatory

Name

Seal

*by a person having necessary authorisation / power of attorney to do so on behalf of the firm / company etc.)

APPENDIX- 3 (B)

Details of Similar Projects undertaken as developer in Public Private Partnership (PPP) Projects

S. No.	Name of the Project with details	Client	Value of the Project	Period of Execution and Date of Completion	Present Status of the Project
1					
2					
3					
4					

[Attach additional sheets if required]

Name

Signature
Authorized Signatory

Seal

APPENDIX- 3 (C)

Details of Similar Projects undertaken (Other than PPP Projects)

S. No.	Name of the Project with details	Client (along with contact details)	Value of the Project	Period of Execution and Date of Completion	Present Status of the Project

[Attach additional sheets if required]

Signature
Authorized Signatory
Name
Seal

APPENDIX- 3 (D)

DETAILS OF NET WORTH AND TURNOVER

1. Details of **Net Worth** of Applicant as on 31-032016, Rs.....Crs

2. Annual Gross **Turnover** during the preceding three financial years up to March 2016

S. No.	Financial Year	Annual turnover (INR Crore)
	2015-16	
	2014-15	
	2013-14	

Enclose Audited Annual financial statements OR CA certificate certifying above

Signature

Authorized Signatory

Name

Seal

Note: The following documents are to be attached.

- (1) Charter Documents of the Applicant and its members in case of consortium viz: MOA & AOA of the Company with registration and commencement certificates, Registered Partnership Deed in case Partnership Firm and similar documents in case of LLP.
- (2) Statement of Annual Turn Over and Net Worth duly attested by the Auditor.
- (3) Consent Letter from the Members, in case of consortium, along with supporting documents as above.

APPENDIX- 4

PROJECT / CONCEPT PROPOSAL

S. No.	Description	Applicant Response
1	Briefly describe your understanding of the project and its development & operation	
2	Envisaged features of project proposed in the document OR May suggest any other innovative concept and its	
3	Technical aspects (including broad concept plans of the proposed concept, area statement, Project Cost etc)	
4	Funding Sources	
5	Managerial capabilities	
6	Marketing Strategy & Operational Methods	
7	Approximate Projected Project Cost	
8	Approximate Construction Period	
9	Briefly describe the facilitations and any other measures you are expecting from Municipality for successful development and operation of the project (Separate sheet may be attached if necessary) Suggested Project Structure - Yearly lease payment / One time upfront payment to ULB	

Signature

Authorized Signatory

Name

Seal