

Expression of Interest (EOI)

Notice No: KAUDA/ENG/2025-26/8 Dated: 28/11/2025

Prime Lands at Strategic Locations Available for Development Under PPP or any other Joint Development / Revenue Generating Framework



EOI Inviting Authority:

KAKINADA URBAN DEVELOPMENT AUTHORITY(KAUDA)

KAUDA Office Building, Bhavani Nagar, Kakinada-533003,
Kakinada District, Andhra Pradesh



Nodal Agency:

The Directorate of Town and Country Planning, Government of Andhra Pradesh
MGM Capital Building, Ground Floor, Back side of NTR Vaidya Seva Trust,
NH16 Service Road, Mangalagiri, Guntur-522503

Parent Department:

**Municipal Administration & Urban Development Department,
Government of Andhra Pradesh**

This document is meant for exclusive purposes of submitting the Expression of Interest against this EOI document and shall not be transferred, reproduced or otherwise used for purposes other than that for which it is specifically used

KAUDA: EXPRESSION OF INTEREST

Prime lands at Strategic Locations Available for Development under PPP
or any other Joint Development / Revenue Generating Framework

EXPRESSION OF INTEREST

**FOR PARTNERING WITH KAKINADA URBAN DEVELOPMENT AUTHORITY FOR
“DEVELOPMENT OF PRIME LANDS AT STRATEGIC LOCATIONS AVAILABLE UNDER
PPP OR ANY OTHER JOINT DEVELOPMENT / REVENUE GENERATING FRAMEWORK”**

Notice No. KAUDA/ENG/2025-26/8, Dated 28/11/2025

Expression of Interest (EOI) in the prescribed format are invited from private sector parties, either individually or in consortium, for partnering with **KAUDA** for “Development of Prime Lands at Strategic Locations available with KAUDA under PPP or any Other Joint Development / Revenue Generating Framework”.

1.	Name of the Project	“Development of Prime Lands at Strategic Locations available with KAUDA under PPP or any Other Joint Development / Revenue Generating Framework”
2.	Project Authority	Kakinada Urban Development Authority (KAUDA)
3.	Availability of Expression of Interest (EOI) Document	from 29-11-2025, on: https://dtcp.ap.gov.in/ & https://cdma.ap.gov.in/
4.	Last date for submission duly filled Expression of Interest (EOI Due Date)	<u>19-12-2025</u>, before 5:30 PM (21 Days)
5.	Mode of Submission of Expression of Interest	Offline (i.e. in Hard Copy), in a sealed envelope
6.	Place of submission of Expression of Interest	Kakinada Urban Development Authority, KAUDA office Building, Bhavani Nagar, Kakinada- 533003, Kakinada District
7.	Contact Person at KAUDA for site visit	1. Assistant Planning Officer, KAUDA: <u>Mr. S Ramireddy, 9848316361</u> 2. Planning Officer, KAUDA: <u>Mr. K.V.Krishna Rao, 9121220997</u> KAUDA office Building, Bhavani Nagar, Kakinada- 533003, Kakinada District
8.	Contact Person of Project Advisors for EOI clarifications	Project Advisors (APUIAML): 1. Ms. Kavya Kowmudi Kondaveeti (8328494722) 2. Mr. Vishal Salgaonkar, (9538884560) Domain Head (PPP) – PPP Andhra Pradesh Urban Infrastructure Asset Management Limited, Vijayawada (Joint Venture of Govt. of Andhra Pradesh) Email: ppp@apurban.in



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DISCLAIMER

The information contained in this Expression of Interest document (the “EOI”) or subsequently provided to the Applicant(s), whether verbally or in documentary or any other form, by or on behalf of the **Kakinada Urban Development Authority** (the “KAUDA”) or any of its employees or advisors or consultants, is provided to Applicant(s) on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

This EOI is a non-binding expression of interest process and not an agreement and is neither an offer nor invitation by the **KAUDA** to the Applicant(s) / prospective Bidder(s) or any other person/company/firm/entity.

The purpose of this EOI is to solicit interest and productive suggestions / inputs from interested parties with information that may be useful to the KAUDA for formulation of the Project / Project Structure and Bidding documents for procurement of the Private Sector Developer for the Project through a transparent and competitive bid process.

The KAUDA, its employees and advisors or consultants make no representation or warranty and shall have no liability to any person, including any Applicant, 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 EOI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in any way for participation in the EOI Process.

The KAUDA 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 EOI. The KAUDA 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 EOI.

The suggestions / proposal or concept(s) suggestions made by an applicant in the expression of interest shall not have any proprietary right nor shall the KAUDA in any form be liable / binding to implement / observe or accept or follow the same. The selection on the Private Sector Partner for the development of the proposed Project on PPP mode shall be done through a transparent and competitive bidding process, to be followed by the KAUDA separately and independently, subsequent to this EOI and shall have no bearing on this EOI / EOI process.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its EOI including but not limited to site visits, site assessments, preparation, copying, postage, delivery fees or any other costs incurred in connection with or relating to its EOI. All such costs and expenses will remain with the Applicant and the KAUDA shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by any Applicant in preparation or submission of the EOI, regardless of the conduct or outcome of any further / independent process by KAUDA.

Letter of Invitation

Kakinada Urban Development Authority,
KAUDA office Building,
Bhavani Nagar,
Kakinada- 533003,
Kakinada District

To,

Dated 28/11/2025

All Prospective Applicants,

Sub: Expression of Interest for “Development of Prime Lands at Strategic Locations available with KAUDA under PPP or any Other Joint Development / Revenue Generating Framework”

Dear Sir / Madam,

The Government of Andhra Pradesh, through the **Kakinada Urban Development Authority (KAUDA)**, is working towards bringing in a conscious change in the region through new developments that are envisaged to transform the regional economic landscape.

In this regard, the KAUDA has identified strategically located prime lands that have the potential for development for various business purposes. All such prime land assets identified and that can be made available by KAUDA have been listed in this EOI Document.

The KAUDA is open to the envisaged developments and the interested parties shall be free to propose developments that in their view are ideal proposition for the respective lands. While the KAUDA has envisaged the development to be taken up through the Public Private Partnerships (PPP) model, where the land development rights would be provided on a long-term lease basis, KAUDA shall also be open to evaluating the option of any other alternative development model / structure that any developer may like to suggest / propose.

The details of the identified lands and a preliminary development potential assessment for each are provided in Appendices to this EOI Document for ready reference. However, the Interest Parties shall carry out their own and independent assessments.

In this regard, the KAUDA now invites private sector parties, either individually or in consortium, to submit non-binding expressions of interest (EOI) for partnering with KAUDA in development of the identified land parcels.

You are thus requested to participate in this EOI and *express your interest along with your suggestions / feedback on the proposed development* and other aspects of the proposed development as you may envisage. An interested party shall be permitted to submit its EOI for any one or all of the identified land parcels, by submitting separate applications, each duly titled with the Project Site Code and name.

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**Prime lands at Strategic Locations Available for Development under PPP
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Please note that the suggestions / proposal or concept(s) suggestions made by you in your expression of interest shall not have any proprietary right nor shall the KAUDA in any form be liable / bound to implement / observe or accept or follow the same.

The selection on the Private Sector Partner for the development of the proposed development shall be done through a transparent and competitive bidding process, to be followed by the KAUDA separately and independently, subsequent to this EOI.

Thanking you,

Yours faithfully,


Vice Chairperson

Kakinada Urban Development Authority

1 INTRODUCTION

1.1 Purpose of Expression of Interest (EOI)

Andhra Pradesh is envisioned to emerge as the fastest growing economy in India. Towards achieving its goal of **Viksit Andhra Pradesh 2047**, the **Government of Andhra Pradesh (GoAP)** envisages the **inclusive development of the State**. With this objective in mind, the GoAP, through its various line Departments is taking several initiatives in developmental initiatives and in catalysing investments across all regions in the State.

The **Municipal Administration and Urban Development Department (MA&UD)**, GoAP as part of its contribution to this mission, has taken several initiatives through its various arms and agencies. One such initiative through the **Directorate of Town & Country Planning (DTCP)** of the MA&UD, is to catalyse the developmental and investments in the jurisdictions of the various Urban Development Authorities (UDAs) in the State, through development of land banks on Public Private Partnership (PPP) Mode or any other Joint Development / Revenue Generation framework.

Now, the MA&UD, GoAP is desirous to take up the development of land banks with **KAUDA**, through the **Public Private Partnership (PPP) Model** or any other **Joint Development / Revenue Generation framework** as may be proposed by **Prospective / Interested Private Developers**.

Accordingly, the KAUDA has identified 2 (two) strategically located prime lands, the details of which are given para 2.4 herein below and at Appendix 6.1 & 6.2 respectively.

The identified lands are either with KAUDA or in various stages of procurement by KAUDA and shall be procured in a time bound manner. They shall be opened for development by KAUDA, based on expression of interests received in response to this invitation.

The purpose of this EOI is to solicit interest and productive suggestions / inputs from interested parties (Investors / Developers) with information that may be useful to the KAUDA / DTCP / MA&UD for formulation of the envisaged development Product / Mix, development model, Project Structure, and accordingly the Bidding documents for procurement of the Private Sector Developer for the Project through a transparent and competitive bid process.

Applicants can express their interest in any / all of the Lands. The expression of interest / suggestions made by an applicant in the expression of interest shall not have any proprietary right nor shall the KAUDA / DTCP / MA&UD / GoAP in any form be liable / binding to implement / observe or accept or follow the same. The selection of the Private Sector Developer for the proposed development shall be carried out through a transparent and competitive bidding process, to be followed by the KAUDA, separately and independently, subsequent to this EOI and shall have no bearing on this EOI / EOI process or the interest shown or suggestions made by any party.

1.2 EOI Inviting Authority

This Expression of Interest (EOI) is issued by the **Kakinada Urban Development Authority (KAUDA)** (hereafter referred to as “**Authority**” or “**KAUDA**”), and with the intention to compile valued propositions from established Private Sector Developers, for taking up any / all of the identified lands (approx.) for Development (hereinafter referred to as the “**Project**” or “**Proposed Development**”).

The EOIs received shall be assessed and presented by the Authority before the Competent Authority / DTCP for suitable decisions in the matter.

1.3 Availability of the EoI Document

This EoI can be downloaded from the Authority’s link on the DTCP & CDMA portal of the Government of Andhra Pradesh, <https://dtcp.ap.gov.in/> & <https://cdma.ap.gov.in/>

. The participants are expected to examine all instructions, forms, terms and other details in the EoI documents. The duly filled in Expression of Interest Document as per the formats provided herein may be submitted in a sealed envelope to the Authority’s office, prior to the Due Date and Time of the EOI, as mentioned herein below:

Sl. No.	Particulars	Dates
1.	EOI Document available for download on https://dtcp.ap.gov.in/ & https://cdma.ap.gov.in/ from:	10.00 AM on 29th November, 2025
2.	Last date for Downloading of EOI Document	Up to 04.00 PM on 19th December, 2025
3.	Last date for receipt of EOIs at KAUDA Office in hard copy*	Up to 5.30 PM on 19th December, 2025

*For avoidance of doubt, it is clarified that EOIs received vide emails or in incomplete formats / not as per formats prescribed in this EOI Document or after the due date shall not be processed.

1.4 Modifications to the EoI document

The Authority may, at its discretion, modify the contents of this document without any intimation or limitation as the authority may deem in the interest of the project. No claim can be made either by participants or potential participants against such modifications, which shall be uploaded on the DTCP & CDMA portal of the Government of Andhra Pradesh, <https://dtcp.ap.gov.in/> & <https://cdma.ap.gov.in/>

1.5 Terms and Conditions of this EOI

The contents of this request for EOI do not constitute any form of offer in relation to the Project / Proposed Development for any of the identified Sites. This request for EOI does not, nor does it purport to, commit or bind the Authority in any manner whatsoever to proceed to

the Request for Proposal (“RFP”) stage, or to the awarding of the envisaged Project to any Selected Bidder.

The Authority reserves the right, in its sole and absolute discretion, for any reason and at any time, with no liability whatsoever, to:

- i. Amend the scope of this EOI, that may include the identified lands, the land extents, the envisaged development models, the development intent, etc.;
- ii. Modify, cancel, or suspend the EOI process or any other stages of the process or drop / withdraw any of the Sites from the list;
- iii. Waive a defect or irregularity in the form or content of any request for EOI or EOI response;
- iv. Re-advertise for new responses or call for tenders / RFP for any one or all of the Sites;
- v. Any changes to the terms described in or provide any update to this EOI;
- vi. Extend, from time to time, any date, time period or deadline provided in this EOI document.

All responses submitted to the Authority / KAUDA by interested respondents will become the property of KAUDA / DTCP / MA&UD / GoAP upon submission.

Each respondent is solely responsible for all costs and expenses incurred in the preparation of its EOI, including without limitation all costs of providing information requested by the Authority, attending meetings, if any, and conducting site visits and/or any due diligence. Under no circumstances will the Authority or DTCP or MA&UD or any of its directors, officers, members, employees, agents or advisers or consultants be liable for any costs, expenses or any other liabilities incurred by any respondent or any of its advisers in this process, nor shall they be liable for any direct, indirect or consequential damages whatsoever.

Respondents shall not issue or release any publicity in relation to, nor comment on, the Proposed Project / Proposed Development in this EOI without prior written consent to the relevant communication from the Authority. In particular, respondents shall not make any statement to the media, press or any other similar organizations regarding the nature of any proposal, its content or any information relating thereto without the prior written consent of the Authority / GoAP.

The Respondents shall neither submit any proprietary information nor shall be entitled to make any claims whatsoever on the Authority / DTCP / MA&UD / GoAP in this regard.

This Expression of Interest shall be non-binding and non-committal from either side, i.e. the Authority / DTCP / MA&UD / Government of Andhra Pradesh as well as the Respondents to this EOI.

2 PROJECT BACKGROUND

2.1 Andhra Pradesh's Development Vision

The Government of Andhra Pradesh has envisioned to create world class infrastructure and develop the regions in the State for its people, through economic activities, towards achievement of the Viksit Andhra Pradesh 2047 objectives.

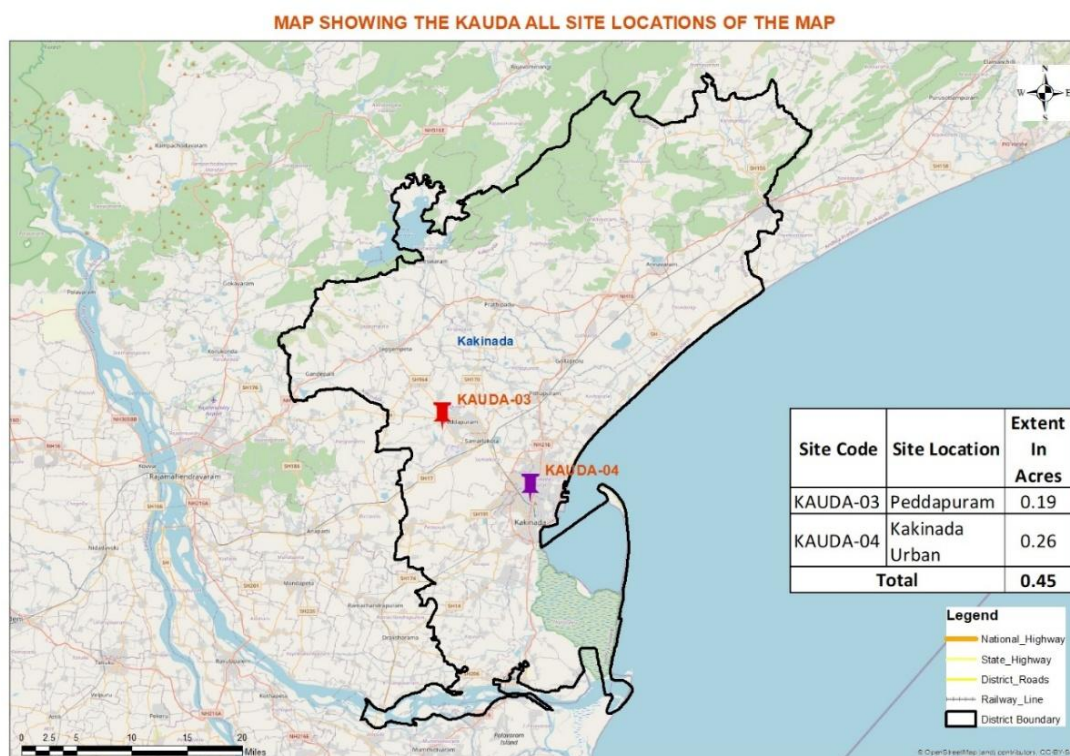
With this objective in mind, the GoAP, through its various line Departments is taking several initiatives in developmental initiatives and in catalysing investments across all regions in the State.

The **Municipal Administration and Urban Development Department (MA&UD)**, GoAP as part of its contribution to this mission, has taken several initiatives through its various arms and agencies. One such initiative through the **Directorate of Town & Country Planning (DTCP)** of the MA&UD, is to catalyse the developmental and investments in the jurisdictions of the various Urban Development Authorities (UDAs) in the State, through development of land banks on Public Private Partnership (PPP) Mode or any other Joint Development / Revenue Generation Framework.

2.2 Project Context

The MA&UD, GoAP is desirous to take up the development of land banks with UDAs. In this regard, KAUDA has identified 2 (two) lands in its jurisdiction and intends to develop through the Public Private Partnership (PPP) Model or any other Joint Development / Revenue Generation Format, as may be proposed by Prospective / Interested Private Developers.



2.3 Kakinada Urban Development Authority (KAUDA)



Kakinada Urban Development Authority (KAUDA) covers an area of about **2,610 sq km**, spread across parts of Kakinada and East Godavari districts. The authority's limits include around **180 villages** and several **urban local bodies**, most notably **Kakinada Municipal Corporation** Kakinada, known for its deep-water port, petroleum and natural gas industries, and educational institutions, forms the core urban hub under KAUDA.

2.4 Identified Project Sites

KAUDA has identified 2 (two) strategically located prime lands, the details of which are in the table below:

S.No	Site Code	Land Extent	Sy.No and Location of the Land	Coordinates and QR code for the Location	Appendix No for Site Details
1	KAUDA 03	0.185 Acres	Sy.No.181/1 Peddapuram Village, Peddapuram Mandal, Kakinada District	 17.082083°N, 82.120133°E	Appendix 6.1
2	KAUDA 04	0.26 Acres	Sy.No.155/2/7B1 Kakinada Municipal Corporation Limits, Kakinada District	 16.988715°N, 82.235056°E	Appendix 6.2

2.5 Development Potential:

While envisaged development options are open to the Expression of Interest, the following are seen as key options for development:

- Plotted Residential Layout
- Mixed Use Layout, Commercial Frontage (Fuel Station, Highway Amenities, etc.)
- Residential Apartments
- Warehousing
- Industrial Use
- Logistics Hub
- Renewable Energy - Solar Farms
- Tourism (Hotels, Resorts, Theme Parks, Amusement parks etc)

The above identified options are only indicative / preliminary and are open for proposals / suggestions from Interested Parties, that shall be not limited to the above.

2.6 Development Model / Structure:

The Development Proposal is being envisaged on a joint partnership model, i.e. while the KAUDA would offer clear title, encumbrance free land and facilitate early Project approvals, the Private Sector Partner is envisaged to take up the planning, implementation and marketing of the Project.

As such, while the Public Private Partnership (PPP) Model is the option that is being considered for the Proposed Development, KAUDA also invites suggestions / Proposals for the envisaged PPP Project Structure and or any other joint development / revenue generating frame work that may be proposed / suggested.

For avoidance of doubt, Bidders may refrain from requesting Project Finance / Loan from KAUDA or Proposing any EPC Model Works Model / Subsidies from KAUDA, under this EOI.

3 EOI Submission Requirements

Interested parties are invited to submit their Expression of Interest in the respective identified Sites, in the formats, as detailed in **Annexures A & B - Forms** to this document.

At this stage of the process, interested parties are requested to respond to the EOI, duly highlighting their experience / specific interests across the key areas of developments envisaged. The interested parties may also indicate their proposed development time frame and demand drivers. Interested Parties can express their interest for any / all of the Lands. However, the EOI shall have to be filled for each such site, separately.

Response to EOI and supporting documents should be in English only and strictly in the prescribed format. Interested parties are required to submit their response to this EOI to the office of KAUDA on or before **19th December, 2025**.

4 QUERIES AND CLARIFICATIONS

In case of any queries / clarifications required, the following may be reached on Monday – Friday, between 11:00 AM to 4:00 PM.

Contact Person at KAUDA for site visit	1. Assistant Planning Officer, KAUDA: <u>Mr. S Ramireddy, 9848316361</u> 2. Planning Officer, KAUDA: <u>Mr. K.V.Krishna Rao, 9121220997</u> KAUDA office Building, Bhavani Nagar, Kakinada- 533003, Kakinada District
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Contact Person of Project Advisors for EOI clarifications	Project Advisors (APUIAML): 1. Ms. Kavya Kowmudi Kondaveeti (8328494722) 2. Mr. Vishal Salgaonkar, (9538884560) Domain Head (PPP) – PPP Andhra Pradesh Urban Infrastructure Asset Management Limited, Vijayawada (Joint Venture of Govt. of Andhra Pradesh) Email: ppp@apurban.in
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5 ANNEXURES

5.1 Annexure -A (Company & Experience Profile)

The following information shall be submitted by the EOI respondents.

[On Letterhead of Interested Party Entity]

[Date]

To,
The Vice Chairperson,
Kakinada Urban Development Authority,
KAUDA office Building,
Bhavani Nagar,
Kakinada- 533003,
Kakinada District

Sub: Submission of Expression of Interest for Development of Strategically Located Prime Land *insert site code under Kakinada Urban Development Authority under PPP or any other Revenue Generating Framework

Dear Sir,

We express our interest in participating for the **Development of (insert site code) on PPP Model**, as a prospective bidder.

S.No	Site Code	Select the land of your Interest (<input checked="" type="checkbox"/> the boxes)
1	KAUDA 03	
2	KAUDA 04	

(**Applicants may select only one site per application; however, multiple applications may be submitted by the same Applicant.)

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We are also hereby providing our following information:

Company / Firm / Description <i>(in case of Consortium proposed, please provide details for each Consortium Partner)</i>		
1	Name of the Company / Firm	
2	Address	
3	Company / Firm Website, if any	
4	Company / Firm Profile	
5	Background and Management Profile	
6	Name of parent company / Firm (If applicable)	
7	Nature of Business	
8	Historical Financial indicators Net worth	
	Turnover in last 5 Financial Years	FY 24-25: FY 23-24: FY 22-23: FY 21-22: FY 20-21:
9	No of Years in Business	
10	Details of Past Projects: (a) Completed (b) Under Construction / Development	
11	Name of Promoters	
12	Any other relevant Information	

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Brief description of relevant experience in Real Estate Development / Similar Project as being Proposed by you (Provide at least one reference)

1	a. Name & Location of Project b. Type of Product Mix developed c. Total Land Extent / Total Built up space d. Project Cost e. Status of the Project (Under Construction/ Developed & Sold / Operational) f. Operation period (in Year), if applicable	
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Legal status of Company / Firm

1	Jurisdiction of Incorporation	
2	Year of Registration	

Point of Contact (Primary and Secondary)

1	Name	
2	Title/designation	
3	Mobile Phone Number	
4	Email Address	

Consortium Details (if applicable)

1.	Name of Consortium Partner(s)	
2.	Role of Each Consortium	1. Lead Member: 2. Consortium Member 1: 3. Consortium Member 2:
3.	Technical Experience in Developing Residential Plots / Related Projects	

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4.	Technical Experience in Developing Industrial / Related Projects	
5.	Technical Experience in Developing Warehousing / Related Projects	
6.	Technical Experience in Developing Tourism based Hospitality / Amusement Parks / Related Projects	
7.	Technical Experience in Developing Solar Farms / Related Projects	

Yours sincerely,

Name of representative:

Designation:

Signature

Company Stamp

5.2 Annexure -B (EOI Response Form)**1. Envisaged Development of the selected land**

1.	Proposed Development (as envisaged by you)	
2.	Demand Drivers, for proposed development	(i) (ii) (iii) (iv)
3.	Envisaged Development Mix / Components	(i) (ii) (iii) (iv) (v)
4.	Envisaged land towards development Infrastructure Components (viz: Roads, Water, Sewerage, IT, etc)	(i) (ii) (iii) (iv) (v)
5.	Envisaged Development Cost	Total Project Cost: ₹ _____ Cr.
6.	Proposed / Suggested Development Model, if any. (Bidders may refrain from seeking Project Finance / Loan from KAUDA or Proposing any EPC Model Works Model)	
7.	Envisaged Development / Implementation Timeframe	
8.	Envisaged Sale Price of Developed Land / Plots	
9.	Envisaged Timeframe for Sale / Allotment of Proposed Development	
10.	Estimated Revenue Generation from Project	

(Please provide a brief write up on the Development Proposal as envisaged by you in not less than 500 words) (typewritten)

[illegible]

(i) _____

(ii) _____

(i) _____

(ii) _____

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5. Detailed Write up on Proposed / Suggested Development Model, if any. (Bidders may refrain from seeking Project Finance / Loan from KAUDA or Proposing any EPC Model Works Model)

6. Any Other Suggestions, if any

(i)

(ii)

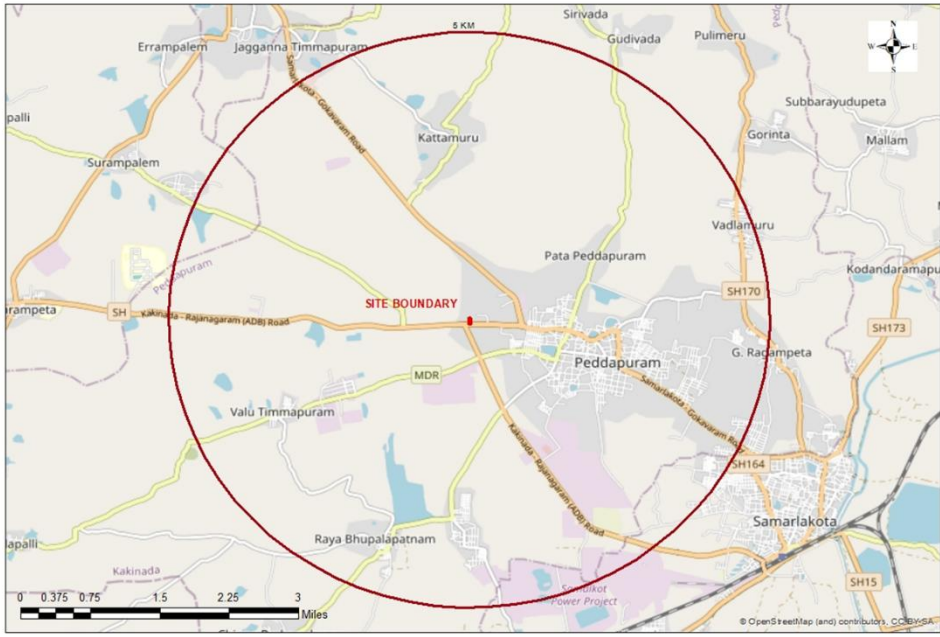
(iii)

KAUDA: EXPRESSION OF INTEREST

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6 APPENDICES – Details of Sites Identified by KAUDA

6.1 APPENDIX 1

1.	Site Code:	KAUDA 03
2.	Location:	Peddapuram Village & Mandal, Kakinada District
3.	Survey Nos:	181/1
4.	Coordinates:	17.082083°N, 82.120133°E
5.	Extent:	0.185 Acres
6.	Connectivity:	<ul style="list-style-type: none">• Abutting State Highway (ADB Road); located near junction connecting Peddapuram to Jaggampeta, strong access to NH via ADB Road.• Approximately 22 km from Kakinada Railway Station & 40 km from Rajamahendravaram Airport.
7.	Surrounding Developments:	<ul style="list-style-type: none">• Within 2 km: NTR Apartments, Sri Venkateswara Rice Industry, Jawahar Navodaya Vidyalaya.• Full municipal services and town-wide amenities accessible within Peddapuram limits.• Surrounded by residential, industrial, and educational infrastructure with groundwater availability and proximity to civic services
8.	Location Map:	

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9.	Site Location: Scan QR Code for Google Location of the Site	
10.	Site Photographs:	
11.	Demand Drivers:	<ul style="list-style-type: none"> • Located in Peddapuram Municipality and just 20 Km away from Kakinada Municipal Corporation • Abutting SH, Good Connectivity to NH and surrounding towns • Surrounded by Residential, Industrial and Educational Infrastructure
12.	Development Potential:	<ul style="list-style-type: none"> • Commercial (Retail Complex/ office space/ Mixed-use Commercial hub) • Industrial • Warehousing <p><i>(*Based on the preliminary analysis only and applicant(s) are invited to submit EOI for any or all or any other alternative development proposal for the project site)</i></p>

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6.2 APPENDIX 2

1.	Site Code:	KAUDA 04
2.	Location:	Kakinada Municipal Corporation Limits, Kakinada District
3.	Survey Nos:	155/2/7B1
4.	Coordinates:	16.988715°N, 82.235056°E
5.	Extent:	0.26 Acres
6.	Connectivity:	<ul style="list-style-type: none"> • In close proximity to Major District road and NH-216 with multiple approach roads connecting to all parts of Kakinada City • 2.5 km from Kakinada Railway Station (major junction) • 65 km from Rajamundry Airport
7.	Surrounding Developments:	<ul style="list-style-type: none"> • Located near Nagamallithota Centre, Ramanayyapeta, Kakinada Urban Mandal • Adjacent to Legal Metrology Dept., Prohibition & Excise Office, Pydah Varistreet, SV Rangarao Statue • Surrounded by key government offices and civic landmarks • Within 50 km of towns like Pithapuram, Annavaram, Tuni, Amalapuram, Mandapeta, Ravulapalem • Access to full urban amenities: schools, hospitals, markets, malls, etc., within 10 km radius
8.	Location Map:	<p style="text-align: center;">MAP SHOWING THE KAUDA_KAKINADA SITE LOCATION WITH IN 5 KM RADIUS</p>

KAUDA: EXPRESSION OF INTEREST

Prime lands at Strategic Locations Available for Development under PPP
or any other Joint Development / Revenue Generating Framework

9.	Site Location: Scan QR Code for Google Location of the Site	
10.	Site Photographs:	
11.	Demand Drivers:	<ul style="list-style-type: none">• Prime Location within Kakinada City• Surrounded by well-developed residential Neighborhood and has access to civic and social Infrastructure• Located close to Kakinada Port
12.	Development Potential:	<ul style="list-style-type: none">• Commercial (Office Complex integrated with Commercial Spaces) <p><i>(*Based on the preliminary analysis only and applicant(s) are invited to submit EOI for any or all or any other alternative development proposal for the project site)</i></p>

Approved by


Vice Chairperson

Kakinada Urban Development Authority

