

**VISAKHAPATNAM PORT AUTHORITY  
ENGINEERING DEPARTMENT  
DETAILS OF VISAKHAPATNAM PORT AUTHORITY LANDS**

| S.No     | DESCRIPTION OF LAND                                    | EXTENT IN<br>ACRES   |
|----------|--|----------------------|
|          | <b>TOTAL LAND OF VPA</b>                               | <b>7618.00</b>       |
| <b>1</b> | <b>LAND UNDER LEASE( LONG TERM)</b>                    | <b>3554.00</b>       |
| <b>2</b> | <b>LAND UNDER LEASE( SHORT TERM)</b>                   | <b>401.85</b>        |
| <b>3</b> | <b>LAND UNDER VPA's USAGE(FOR PORT INFRASTRUCTURE)</b> | <b>1502.50</b>       |
| <b>4</b> | <b>GREEN BELT</b>                                      | <b>866.61</b>        |
| <b>5</b> | <b>HILL</b>  | <b>694.80</b>        |
| <b>6</b> | <b>VACANT LANDS</b>                                    | <b><u>598.24</u></b> |
|          | <b>TOTAL AREA (IN Ac-Cts)</b>                          | <b>7618.00</b>       |

**(A) OPPORTUNITIES.**

- 1) Development of Ware Houses in EXIM Park area.
- 2) Development of Multi Modal Logistic Park in an extent of 103.00 Acres in EXIM Park.
- 3) Development of Shopping Malls, in vacant lands situated in Salagramapuram, very nearer to National Highway under Non Port related activity category.

**(B) ACTIVE PROPOSALS:**

- 1) Development of Free Trade Ware Housing Zone (FTWZ) at Sheela Nagar in an extent of 103.00 Acres. (Sketch)
- 2) Development of truck parking in an extent of 20.00 Acres of at West of VPTs Solar Power Plant near INS Dega in Exim park of Visakhapatnam Port Authority including providing infrastructure facilities and operation of Truck Parking terminal IN ZONE Z-5. \* details

\*details

| S.No | Description        | Proposal   | Role of the Party   |
|------|--------------------|--|---|
| 1.   | Periodicity        | 30 Years   |   |
| 2.   | Bidding parameters | <ul style="list-style-type: none"> <li>➤ Revenue share</li> <li>➤ Annual payment(Land rentals)</li> </ul> <div style="display: flex; justify-content: space-between; width: 100px;"> <span>Cash</span> <span>lease</span> </div> |   |
| 3.   | Proposed model PPP | <b>Visakhapatnam Port Trust</b>  | <ul style="list-style-type: none"> <li>➤ VPT would be providing the land and would do basic development of land including clearing, levelling and would also provide basic</li> </ul> |

|  |  |                     |  |
|--|--|---------------------|--|
|  |  |                     | <p>infrastructure such as hard surfacing the area with CC Blocks, internal Road connectivity, water supply connection etc.,</p> <ul style="list-style-type: none"> <li>➤ VPT would be providing the land and would do basic development of land including clearing, levelling and would also provide basic infrastructure such as hard surfacing the area with CC Blocks, internal Road connectivity, water supply connection etc.,</li> <li>➤ VPT would be providing the land and would do basic development of land including clearing, levelling and would also provide basic infrastructure such as hard surfacing the area with CC Blocks, internal Road connectivity, water supply connection etc.,</li> </ul> |
|  |  | <b>PPP operator</b> | <ul style="list-style-type: none"> <li>➤ Receives land from VPT and pays annual lease rentals.</li> <li>➤ Receives Revenue for the operations the facilities and Share Revenue at certain %</li> <li>➤ Developing the other than basic infrastructure such as Administrative Office Block, boundary wall with gates, Dormitory Restaurant, Sulabh souchalay including Septic Tanks, Petty Shops for ATM,Auto spares, puncture shops), Work Shop &amp; Service Station, Electrical and Electronic works, green belt etc.,</li> <li>➤ Should Invest Rs.10.00 Crores</li> </ul>   |

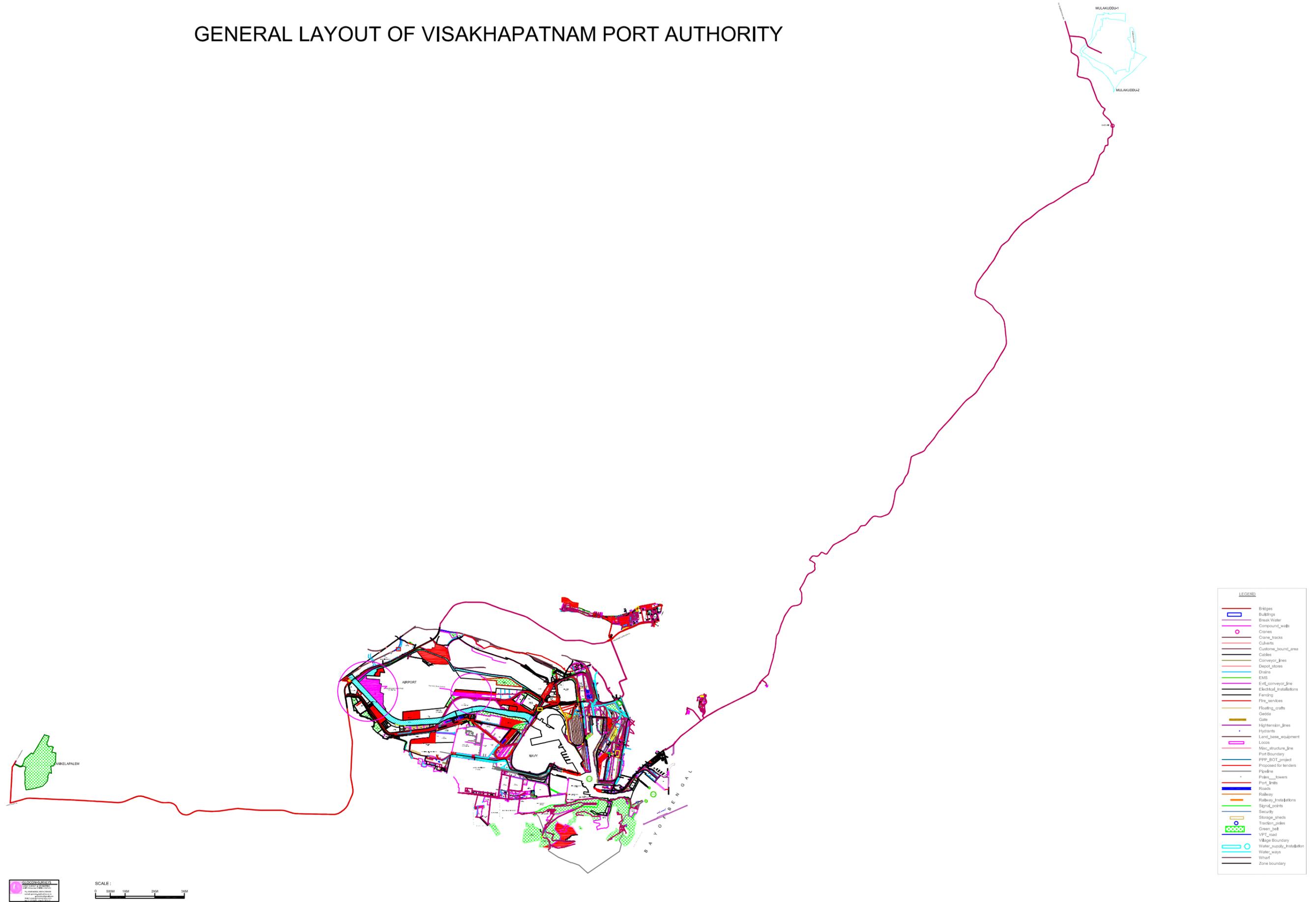
**(C)LEASE OF LANDS THROUGH E TENDER CUM AUCTION.**

For lease of lands up to 30 years please see the VPA's e-procurement website (<http://etenders.gov.in>) for latest notifications.

**Contact Nos:**

- **Dy.Estate Manager : 0891-2873513**
- **Sr.Asst.Estate Manager : 0891-2873515.**
- **Estate Planning /Tender cell : 0891-2873366 / 3337**

# GENERAL LAYOUT OF VISAKHAPATNAM PORT AUTHORITY

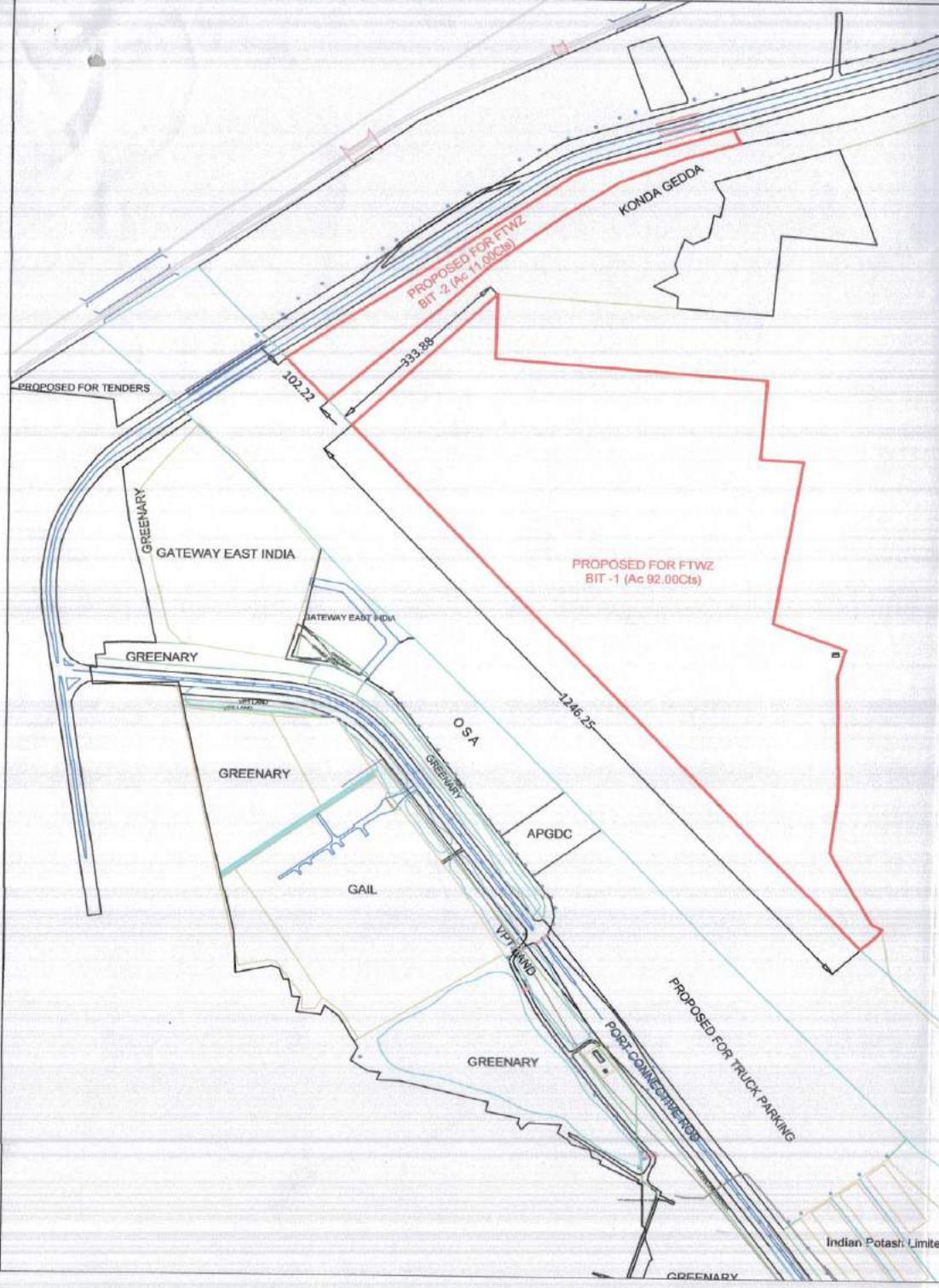


BPCL AVIATION  
HPCL COAST GUARD

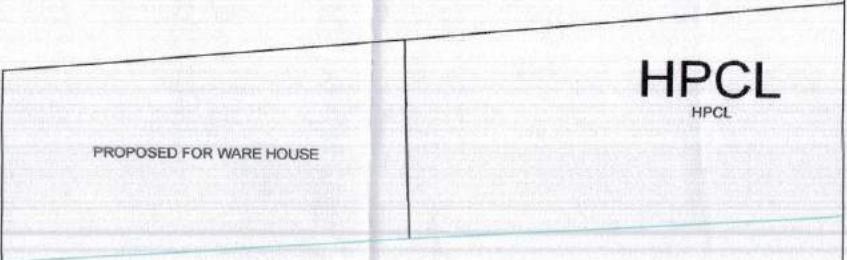


**VISAKHAPATNAM PORT TRUST  
ENGINEERING DEPARTMENT**  
**SKETCH SHOWING THE LOCATION OF FREE TRADE WARE  
HOUSING ZONE IN VPT ON SOUTH WEST OF AIRPORT**

**AIRPORT**



**TOTAL EXTENT:**  
BIT -1 Ac 92.00Cts  
BIT -2 Ac 11.00Cts  
TOTAL AREA= Ac 103.00Cts

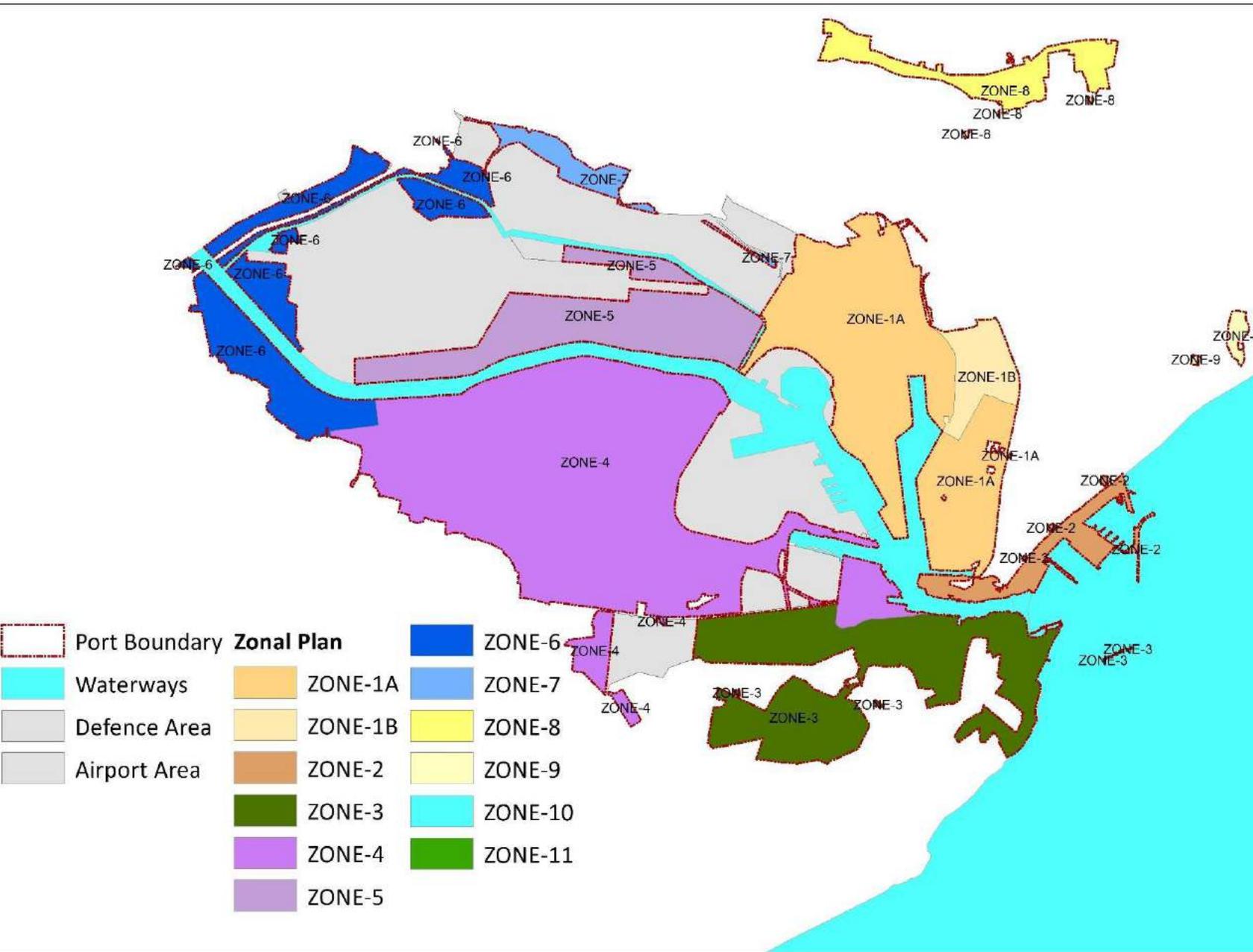


**HPCL**  
HPCL

**MEGHADRI GEDDA**

GREENARY GREENARY GREENARY GREENARY GREENARY GREENARY GREENARY GREENARY GREENARY GREENARY

# Existing Zones at VPT



| Zone No      | Area        | % Area     |
|--------------|-------------|------------|
| Zone-1a      | 1454.36     | 17.92      |
| Zone-1b      | 172.94      | 2.27       |
| Zone-2       | 193.55      | 2.54       |
| Zone-3       | 985.37      | 12.94      |
| Zone-4       | 2459.68     | 32.29      |
| Zone-5       | 673.92      | 8.85       |
| Zone-6       | 680.24      | 8.93       |
| Zone-7       | 122.04      | 1.60       |
| Zone-8       | 247.72      | 3.25       |
| Zone-9       | 28.03       | 0.37       |
| Zone-10      | 292.90      | 3.85       |
| Zone-11      | 306.88      | 4.03       |
| <b>Total</b> | <b>7618</b> | <b>100</b> |

ANNEXURE - 1

PROPOSED LAND VALUATION AND CORRESPONDING SoR (in Rupees per Sq.Yd. per annum)  
FOR THE VPT LANDS FOR THE QUINQUENNIUM 2018 - 2023

| Zone | Location                     | Area in Ac.s | Category    | TAMP approved rate 2018 - 2023 | 6% Rent + 2% Escalation / Sq.m / Year |         |         |         |         |
|------|------------------------------|--------------|-------------|--------------------------------|---------------------------------------|---------|---------|---------|---------|
|      |                              |              |             |                                | 2018-19                               | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
| 1A   | Core Operational Area        | 1370         | Residential | 6600                           | 473.61                                | 483.08  | 492.75  | 502.60  | 512.65  |
|      |                              |              | Commercial  | 12250                          | 879.05                                | 896.63  | 914.57  | 932.86  | 951.51  |
|      |                              |              | Industrial  | 4236                           | 303.97                                | 310.05  | 316.25  | 322.58  | 329.03  |
| 1B   | Near Convent Junction        | 185          | Residential | 8800                           | 631.48                                | 644.11  | 656.99  | 670.13  | 683.54  |
|      |                              |              | Commercial  | 18000                          | 1291.67                               | 1317.50 | 1343.85 | 1370.73 | 1398.14 |
|      |                              |              | Industrial  | 8546                           | 613.26                                | 625.52  | 638.03  | 650.79  | 663.81  |
| 2    | Fishing Harbour              | 152          | Residential | 7700                           | 552.55                                | 563.60  | 574.87  | 586.37  | 598.10  |
|      |                              |              | Commercial  | 10500                          | 753.47                                | 768.54  | 783.91  | 799.59  | 815.58  |
|      |                              |              | Industrial  | 4511                           | 323.71                                | 330.18  | 336.78  | 343.52  | 350.39  |
| 3    | Hilly Area                   | 924          | Residential | 3000                           | 215.28                                | 219.58  | 223.98  | 228.45  | 233.02  |
|      |                              |              | Commercial  | -                              | -                                     | -       | -       | -       |         |
|      |                              |              | Industrial  | 2137                           | 153.35                                | 156.42  | 159.55  | 162.74  | 165.99  |
| 4    | Industrial Area              | 2498         | Residential | 5500                           | 394.68                                | 402.57  | 410.62  | 418.83  | 427.21  |
|      |                              |              | Commercial  | 8600                           | 617.13                                | 629.47  | 642.06  | 654.90  | 668.00  |
|      |                              |              | Industrial  | 2984                           | 214.13                                | 218.41  | 222.78  | 227.24  | 231.78  |
| 5    | Near Airport Area            | 747          | Residential | 5563                           | 399.20                                | 407.18  | 415.33  | 423.63  | 432.10  |
|      |                              |              | Commercial  | 15000                          | 1076.39                               | 1097.92 | 1119.88 | 1142.27 | 1165.12 |
|      |                              |              | Industrial  | 3022                           | 216.86                                | 221.19  | 225.62  | 230.13  | 234.73  |
| 6    | Near National Highway-5      | 816          | Residential | 6450                           | 462.85                                | 472.11  | 481.55  | 491.18  | 501.00  |
|      |                              |              | Commercial  | 21375                          | 1533.86                               | 1564.53 | 1595.83 | 1627.74 | 1660.30 |
|      |                              |              | Industrial  | 3619                           | 259.70                                | 264.89  | 270.19  | 275.59  | 281.10  |
| 7    | Marripalem Railway Yard away | 30           | Residential | 4650                           | 333.68                                | 340.35  | 347.16  | 354.11  | 361.19  |
|      |                              |              | Commercial  | 13800                          | 990.28                                | 1010.09 | 1030.29 | 1050.89 | 1071.91 |
|      |                              |              | Industrial  | 3086                           | 221.45                                | 225.88  | 230.40  | 235.00  | 239.70  |
| 8    | Salagrampuram Area           | 269          | Residential | 22588                          | 1620.90                               | 1653.32 | 1686.39 | 1720.11 | 1754.52 |
|      |                              |              | Commercial  | 36250                          | 2601.28                               | 2653.30 | 2706.37 | 2760.50 | 2815.71 |
|      |                              |              | Industrial  | 2849                           | 204.44                                | 208.53  | 212.70  | 216.96  | 221.30  |
| 9    | Harbour Park Area            | 32           | Residential | 42000                          | 3013.89                               | 3074.17 | 3135.66 | 3198.37 | 3262.34 |
|      |                              |              | Commercial  | 49350                          | 3541.33                               | 3612.15 | 3684.40 | 3758.08 | 3833.25 |
|      |                              |              | Industrial  | 3324                           | 238.53                                | 243.30  | 248.16  | 253.13  | 258.19  |
| 10   | Bhemunipatnam Area           | 288          | Residential | 1464                           | 105.06                                | 107.16  | 109.30  | 111.49  | 113.72  |
|      |                              |              | Commercial  | -                              | -                                     | -       | -       | -       |         |
|      |                              |              | Industrial  | 1199                           | 86.04                                 | 87.76   | 89.52   | 91.31   | 93.13   |
| 11   | Lankelapalem Area            | 307          | Residential | 1915                           | 137.42                                | 140.17  | 142.97  | 145.83  | 148.75  |
|      |                              |              | Commercial  | -                              | -                                     | -       | -       | -       |         |
|      |                              |              | Industrial  | 803                            | 57.62                                 | 58.78   | 59.95   | 61.15   | 62.37   |