

VISAKHAPATNAM PORT AUTHORITY ENGINEERING DEPARTMENT



INVITATION FOR

Expression of Interest (EOI) from the interested parties for “Development of 306.86 Acres of VPA’s Hill area situated at Lankelapalem, Parawada mandal in Visakhapatnam, by providing multiuse facilities (Commercial / Tourism) including providing infrastructure facilities, operation & maintenance on Public Private Partnership”.

April, 2025

EOI NO. IENG/EST/EOI/LMUF/2025



**VISAKHAPATNAM PORT AUTHORITY
CIVIL ENGINEERING DEPARTMENT / ESTATE DIVISION
NOTICE INVITING FOR EXPRESSION OF INTEREST (EOI)**

DATASHEET

1	ORGANISATION	VISAKHAPATNAM PORT AUTHORITY
2	DEPARTMENT	Chief Engineer-VPA, Civil Engineering
3	EOI NUMBER	IENG/EST/EOI/ LMUF/2025 Dt. 30-04-2025
4	NAME OF WORK	Expression of Interest (EOI) from the interested parties for “Development of 306.86 Acres of VPA’s Hill area situated at Lankelapalem, Parawada mandal in Visakhapatnam, by providing multiuse facilities (Commercial/Tourism) including providing infrastructure facilities, operation & maintenance on Public Private Partnership”
5	EOI DOCUMENT DOWNLOADING START DATE	01-05-2025
6	DATE OF SITE INSPECTION, IF REQUIRED BY THE INTEREST PARTIES	09-05-2025
7	PRE-EOI CONFERENCE	13-05-2025 at 11:00 AM in the Conference Hall of Engineering Dept., 3rd Floor, AOB, VPA, Visakhapatnam
8	LAST DATE FOR SEEKING CLARIFICATION	20-05-2025 upto 1:00 PM
9	LAST DATE AND TIME FOR SUBMISSION OF EOI	27-05-2025 upto 2:00 PM
10	EOI VALIDITY	120 days
11	FOR THE COMPLETE EOI DOCUMENT PLEASE VISIT	https://www.vizagport.com/
12	ADDRESS FOR COMMUNICAITON	O/o Chief Engineer, AOB 3rd floor, VPA, Visakhapatnam - 530035 e-mail: ce.vizagport@gmail.com ; CC: estatevpt@gmail.com ;

(CHIEF ENGINEER)

Copy to:

1. Jt. Director (R&P) along with complete EOI document in soft copy form to display in the VPA website on **01-05-2025** and kept up to **27-05-2025** up to 1:00 PM.
2. FA & CAO / TM / Nodal Officer, IT / CVO for information please.
3. Dy. Director (EDP) for information.
4. Notice Board / OS to arrange display the EOI on the notice board.
5. SE - II / Dy. EM / Sr. AEM for information and necessary action.
6. AE (Estate / Planning)
7. The Chief Engineer, All major port, through FAX.

INSTRUCTIONS TO BIDDER AND GENERAL CONDITION

1.1 Background

- a. The Port of Visakhapatnam is one of the 12 major ports of the country, under the Ministry of Shipping. It is located on the East Coast, almost midway between Chennai and Kolkata, in the state of Andhra Pradesh, at latitude 17° 41' N and longitude 83° 18' E. It is a Premier Port having glorious record of handling the highest quantum of traffic, among major ports, consistently for four years. The quantum of traffic handled during 2023 -24 is 81.09 MTPA.
- b. It has 21 berths in the Inner Harbor with a water spread of 100 hectares and 6 berths in the Outer Harbor with a water spread of 200 hectares. The Inner Harbour can accommodate vessels up to 240 m LOA with draft up to 14.5 mts, while the Outer Harbour is capable of handling vessels up to 2,00,000 DWT having draft up to 18.10 m.
- c. Besides the above two harbours, the port has a Fisheries Harbour to accommodate fishing trawlers/ boats which is useful to the bidders for establish office accommodation.
- d. The port has a network of roads, railway lines to cater to inter-modal transport for movement of cargo to and from the hinterland.
- e. The Port handles a variety of cargo, which includes, among others, Iron ore, thermal coal, steam coal, coking coal, POL, fertilizers, containerized cargo etc. The port has adequate open and covered storage areas for storage of cargo.
- f. The port has to its credit ISO: 9001- 2015, ISO: 14001- 2015 and OSHAS: 18001 - 2007 international accreditation certificates.

1.2 Project brief

- a. As a part of Asset Monetization, Visakhapatnam Port Authority (VPA) intends to invite Expression of Interests (EOI) and to make use of the land measuring 306.86 Acres area by providing multiuse facilities including providing infrastructure facilities (Commercial/ Tourism) and operation & maintenance for a period of 30 (Thirty) years on Public Private Partnership basis.
- b. It is envisaged that the development of Kunnuru Konda area with above mentioned facilities in the land measuring 306.86 Acres in at Lankelapalem, Parwada Mandal in Zone Z-11. VPA may organize a pre-EOI conference on 13-05-2025 on Expression of Interest (EOI) from the interested parties for Development of 306.86 Acres of VPA's Hill area situated at Lankelapalem, Parawada Mandal in Visakhapatnam.

1.3 Expression of Interest

Through this Expression of Interest (EOI), Visakhapatnam Port Authority intends to seek information from interested parties or entities or group of individuals and/ or entities (the "Application") and power of attorney holder/s for the area situated at Lankelapalem, Parwada Mandal in Zone Z-11 near in Visakhapatnam.

1.4 Condition of eligibility of applicant

a. VPA would welcome response to the EOI from:

- Real Estate Developers
- Logistics service provider
- Transport Agencies
- PPP Operators

1.5 How to respond

- a. The response to EOI shall be enclosed in a sealed envelope and shall be marked as "Expression of Interest (EOI) from the interested parties for Development of 306.86 Acres of VPA's Hill area situated at Lankelapalem, Parawada Mandal in Visakhapatnam, by providing multiuse facilities (Commercial/ Tourism) including providing infrastructure facilities, operation & maintenance on Public Private Partnership" basis.
- b. The EOI should be submitted in the format given at Appendix-1. The proposal should be accompanied with a statement of relevant financial information pertaining to the audited annual accounts of the respondent for the last three years.
- c. All the pages of the EOI and Annexure should be signed and the authorized signatory should countersign corrections and over writings.
- d. Any item of letter of response, which is not applicable to the respondent, should be written as Not Applicable.
- e. In case the respondent intends to give additional information for which specified space in the given format is not sufficient, it may be furnished in a separate sheet. Such information shall be given only if it is salient and directly pertinent to the EOI.

1.6 Number of applications

There is no restriction on the number of applications. An applicant as individuals or as an associate can submit applications. However, there shall be no overlap in the same land through different applications.

1.7 Due diligence by applicants

Applicants are encouraged to inform themselves fully about Expression of Interest (EOI) from the interested parties for Development of 306.86 Acres of VPA's Hill area situated at Lankelapalem, Parawada Mandal in Visakhapatnam, by providing multiuse facilities (Commercial/ Tourism) including providing infrastructure facilities, operation & maintenance on Public Private Partnership before submitting the Application and may download from the VPA website from link <https://www.vizagport.com/>.

1.8 How to download the EOI document

The EOI can be downloaded from VPA website <https://www.vizagport.com/> from 01-05-2025 to 27-05-2025

1.9 Pre-proposal conference

A pre-proposal meeting shall be held on 13-05-2025 at 11:00 AM in the CE's Conference Hall, 3rd floor, AOB, Visakhapatnam Port Authority, Visakhapatnam - 530035, with the intending participants.

1.10 Validity of the application

The Application must remain valid for a period of not less than 120 days after the Application Due Date (the "ADD"). The Authority will endeavor to complete the scrutiny and evaluation of the received applications and select the suitable(s) within this period.

1.11 Language

The application with all accompanying documents (the "Documents") and all communications in relation to or concerning the Selection Process shall be in English language and strictly on the forms provided in this EOI document. No supporting document or printed literature shall be submitted with the application unless specifically asked for and in case any of these documents is in another language, it must be accompanied by an accurate translation of all the relevant passages in English, in which case, for all purposes of interpretation of the application, the translation in English shall prevail.

1.12 Brief Description of the Selection Process

This is an expression of interest for demand assessment and not an invitation to bid.

1.13 Role and responsibility of VPA

- a. VPA reserves the right to cross check and confirm the information/ details furnished by the respondents in response to this EOI.
- b. VPA reserves the right to use information received in the replies to EOI for further development of the project. Mere fact of responding to the EOI, however, shall not confer any right on the parties to preferential treatment at the subsequent bid / development stage.

1.14 Role and responsibility of applicant in the EOI

Fulfilling the eligibility criteria like Net worth, Turnover for the last 3 financial years.

1.15 Final Role and responsibility VPA and PPP operator

Sr.	Description	Proposal	Role of the party
1	Periodicity	30 Years	
2	Bidding parameters	<ul style="list-style-type: none">Revenue shareAnnual Cash payment (Land lease rentals)	
3	Proposed model PPP	Visakhapatnam Port Authority	<ul style="list-style-type: none">VPA would be providing the land and would do basic development of land including clearing, levelling and would also provide basic

Sr.	Description	Proposal	Role of the party
			infrastructure such as boundary wall, internal road connectivity etc.,
		PPP operator	<ul style="list-style-type: none"> • Receives land from VPA and pays annual lease rentals. • Receives Revenue for the operations the facilities and Share Revenue at certain percentage with VPA. • Providing multiuse facilities including providing infrastructure facilities, Electrical and Electronic works, green belt etc.,

1.16 Confidentiality

Information relating to the examination, clarification, evaluation, and recommendation for the selection of applicants shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional adviser advising the Authority, in relation to matters arising out of, or concerning the selection process. The Authority shall treat all information, submitted as part of the application, in confidence and shall require all those who have access to such material to treat the same in confidence. The Authority may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or to enforce or assert any right or privilege of the statutory entity and/or the Authority or as may be required by law or in connection with any legal process.

1.17 Amendment:

- VPA may modify the EOI by issuing an addendum before last date of submission of the application. Any addendum thus issued shall be part of EOI and shall be posted on the website <https://www.vizagport.com>. Applicants are required to check or visit the website on regular basis for any corrigendum/ addendum issue. No separate communication from VPA shall be sent to applicant in this regards.
- To give respondents reasonable time in which to take addendum into account in preparing their applications, VPA may extend the last date of submission of response.

1.18 Governing Law:

- The governing law for the purpose of the process is the laws of India and courts of Visakhapatnam shall have full jurisdiction considering any matter arising out of this EOI and the process.
- Notwithstanding anything contained above, VPA reserves the right to reject any or all EOI offers.

CHIEF ENGINEER

APPENDIX - 1

LETTER OF RESPONSE

Chief Engineer,
AOB, 3rd Floor,
Visakhapatnam Port Authority,
Visakhapatnam - 530 035
(India)

(Respondent to provide date and reference)

Dear Sir,

Response To – “Expression of Interest (EOI) from the interested parties for “Development of 306.86 Acres of VPA’s Hill area situated at Lankelapalem, Parawada Mandal in Visakhapatnam, by providing multiuse facilities (Commercial/ Tourism) including providing infrastructure facilities, operation & maintenance on Public Private Partnership”.

1. We, the undersigned, offer the following information in response to the Expression of Interest sought by you vide your Notification No., dated / / 2025
2. We are duly authorized to represent and act on behalf of
(hereinafter the “respondent”)
3. We have examined and have no reservations to the EOI Document including Addenda No(s)
4. We are attaching with this letter, the copies of original documents defining:
 - a. the Respondent’s legal status.
 - b. its principal place of business.
 - c. its place of incorporation (if respondents are corporations); or its place of registration (if respondents are cooperative institutions, partnerships or individually owned firms).
 - d. Self-certified financial statements of Last three years (2021-22, 2022-23, 2023-24), clearly indicating the financial turn over and net worth.
 - e. A brief statement on the broad strategic intent and anticipated transport/ logistics requirements. (Annexure-1)
 - f. Copies of any market research, business studies, feasibility reports and the like sponsored by the respondent, relevant to the project under consideration.
5. We shall assist VPA and/or its authorized representatives to obtain further clarification from us, if needed.

6. VPA and/ or its authorized representatives may contact the following nodal persons for further information on any aspects of the Response:

Contact number	Name and address	Telephone	e-mail

7. This application is made in the full understanding that:
- Information furnished in response to EOI shall be used confidentially by VPA for the purpose of Development of 306.86 acres area situated at Lankelapalem, Parwada Mandal in Visakhapatnam on PPP mode.
 - VPA reserves the right to accept or reject any or all applications, cancel the EOI and subsequent bidding process without any obligation to inform the respondent about the grounds of same, and
 - We confirm that we are interested in participating in development of 306.86 acres area situated at Lankelapalem, Parwada Mandal in Visakhapatnam as per the locations details provided in the Statement annexed with this form as Annexure-1.
8. We certify that our last 3 financial years average annual turnover is tabulated as under:

Financial year	Turnover	Net worth

9. The undersigned declare that the statements made and the information provided in the duly completed application are complete, true, and correct in every detail. We also understand that in the event of any information furnished by us being found later on to be incorrect or any material information having been suppressed, VPA may delete our name from the list of respondents. We further understand that VPA will give first preference to the investors considered relevant for the purpose. Our response is valid till <<date in figures and words>>.

NAME in the capacity of signed by duly authorized to sign the response for and on behalf of

Date:

Place:

Annexure - 1

Details of proposal of applicant

Sr.	Location	Purpose
1	Expression of Interest (EOI) from the interested parties for "Development of 306.86 Acres of VPA's Hill area situated at Lankelapalem, Parawada Mandal in Visakhapatnam, by providing multiuse facilities (Commercial/ Tourism) including providing infrastructure facilities, operation & maintenance on Public Private Partnership	

Brief statement of strategic intent

Sr.	Strategy
1	

BIDDER

CHIEF ENGINEER

Annexure-2

*The Visakhapatnam Port Authority has prepared a plan for the development of plot at Lankelapalem, Parawada mandal in Visakhapatnam. This plan is attached as **Annexure-2** for the reference only to the prospective bidders who wish to submit their proposal under this EOI for the development of the said plot with multiuse facilities as per the EOI document. The bidders are encouraged to prepare their own proposal and not solely based on the plan prepared by authority*

Concept of Developing ECO PARKS at Lankelapalem by Visakhapatnam Port Authority

INTRODUCTION :

Visakhapatnam Port Authority (VPA) is one of India's leading Major ports, situated on the eastern coast of India. Visakhapatnam Port is capable of handling all types of cargoes including iron ore, coal, crude oil, petroleum products, LPG, Fertilizers, Dry Bulk Cargo, Liquid cargo and Containers. During the financial year 2023-24 the port handled record cargo volume of 81.09 Million Tons. Visakhapatnam Port is having three international Accreditations for Quality (ISO 9001), Environment (ISO 14001) and Occupational Health & Safety(ISO 45001) Management Systems.

In addition, Visakhapatnam port Authority is giving top priority for Environment protection, Pollution control, Beautification & greenery development to create dust, pollution and carbon free beautiful environment to citizens of Visakhapatnam as a part of Swachata campaign and to emerge as Environment Friendly "GREEN PORT" in India. Apart from many Beautification projects started during 2023, like Development of Beautiful Greenery & Landscaping works at all premises of port, roads and interfaces to city including promenade development at Cruise terminal etc., it is proposed to develop ECO PARKS at sites owned by Visakhapatnam port Authority at Lankelapalem areas of Visakhapatnam district.

Concept Of ECO PARK :

An Eco park is a green space that's designed to protect the environment and improve the surrounding area. Eco parks can include wetlands, grasslands, and urban forests etc. Eco parks can provide places for people to enjoy nature and aims to provide environmental education, community interaction, and recreational spaces while also improving the surrounding environment . Eco Park is not just about preservation, but also about restoring nature conservation and a large-scale transformation of both the social and environmental landscapes.

Hence, it is proposed to develop ECO PARKS at Lankelapalem sites owned by Visakhapatnam Port authority. A team of Horticulture Division and Estate Division have visited and inspected these sites at Lankelapalem to explore the possibilities of developing ECO PARKS there.

There is lot of scope for developing ECO PARKS at both places duly preserving existing hill and forest area at Lankelapalem area.

DEVELOPMENT OF ECO PARK AT LANKELAPALEM :

Scope :

Visakhapatnam port Authority owns land in an area of nearly 306 acres at Lankelapalem village of Visakhapatnam district, with an existing resources of Hill and forest area surrounding it.



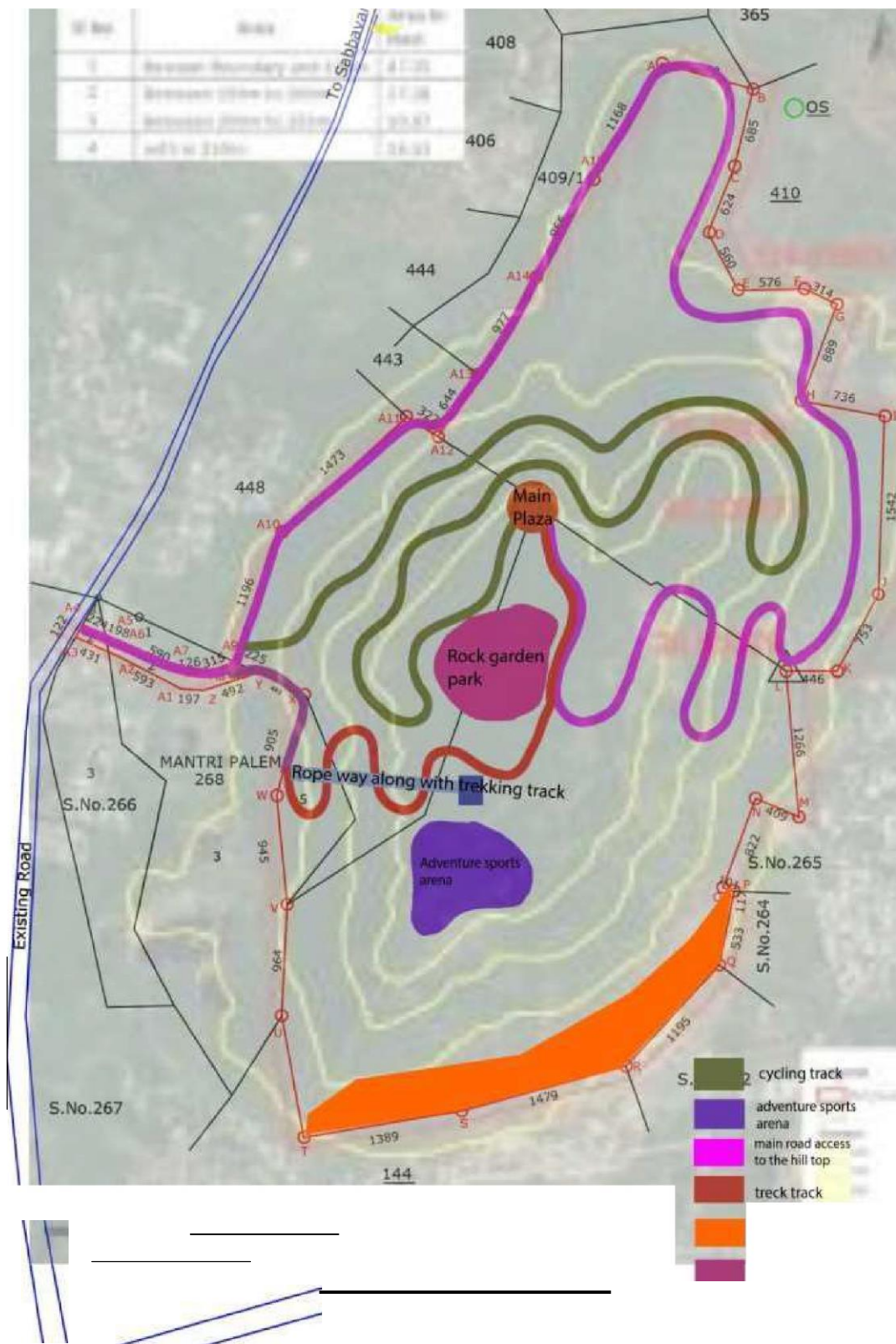
Existing Forest surrounding Hill at Lankelapalem :



Google Map of Lankelapalem site of 306.8 acres :



Zoning of Hill



Concept of Developing ECO PARK at Lankelapalem:

Taking into consideration of Natural resources there, we can develop ECO PARK with several activities:

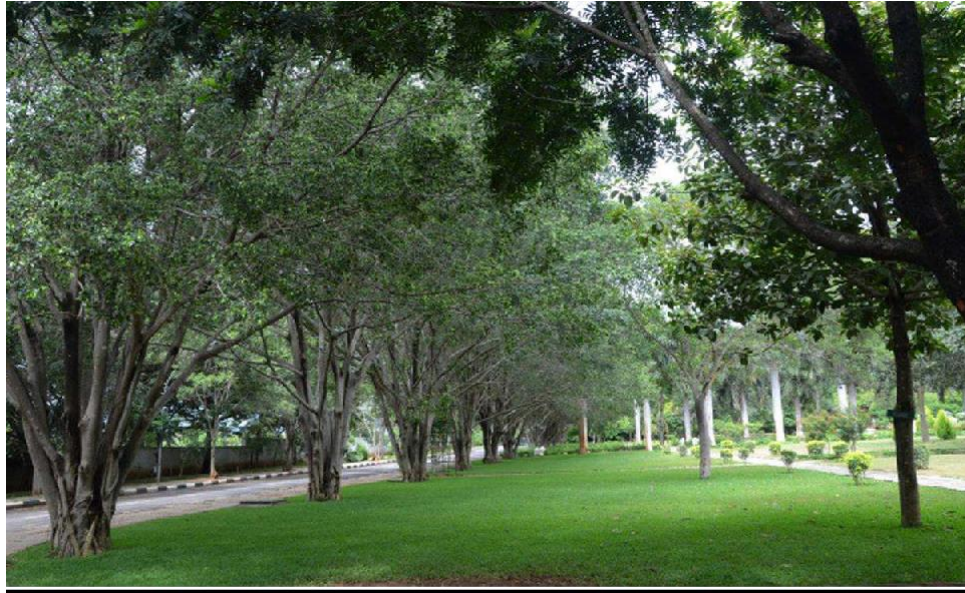
1. Solar Cycle Track around Hill :



2. Trekking with Rope way to Hill Top :



3. Developing Oushadha vanam & Miawalki forest :



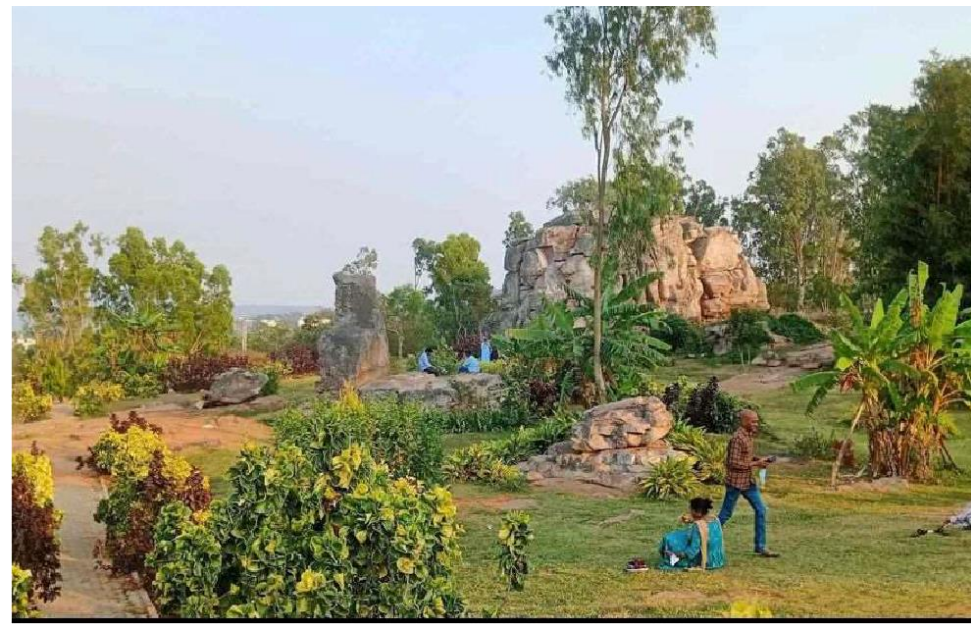
4. Establishing Solar power Plant :



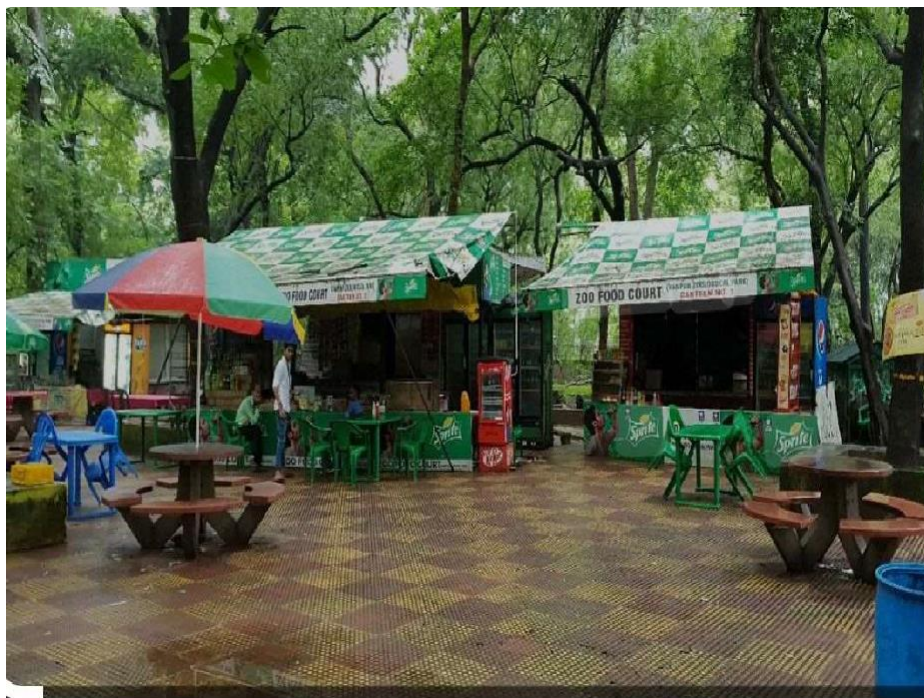
5. Adventure & Fitness zone for Youth :



6. Rock Garden :



7. Eco Friendly Aahaar Kutir :



ABSTRACT :

S. No.	Area	Extent (acs)	Resourc es	Activities proposed
1	Lankela palem	306.8	Hill and forest	<ol style="list-style-type: none"> 1. Solar cycling track 2. Trekking to top of Hill. 3. Development of Oushadha vanam and Miawalki forest. 4. Establishment of solar Power Plant 5. Adventure & Fitness zone for youth. 6. Rock Garden 7. Eco Friendly Aahar Kutir etc.