



Visakhapatnam Metropolitan Regional Development Authority

Invites Reputed Developers to Build

COMMERCIAL/ RETAIL/HOSPITALITY DEVELOPMENT ALONG WITH
MULTILEVEL CAR PARKING (MLCP)
AT SIRIPURAM JUNCTION, VISAKHAPATNAM, ANDHRA PRADESH

Introduction

Andhra Pradesh is the 8th largest state and one of the biggest state economies in India with GDP of over USD 120 bn and population of over 50 mn. With 3 Industrial Corridors crisscrossing the State and 2nd longest coastline of 974 kms, it is one of the most attractive investment destinations in India.

Visakhapatnam is also one of the most economically progressive cities in Andhra Pradesh. It is famously known as Port City, Steel City and is the headquarters of the Eastern Naval Command (ENC), India and the third largest City on the East Coast of India, often called as 'The Jewel of the East Coast'. The city is transforming and is being developed as a Smart City through various key initiatives.

The Visakhapatnam Metropolitan Regional Development Authority or VMRDA is the urban development agency of Visakhapatnam and was earlier known as VUDA. In line with the vision of building a futuristic smart city, VMRDA is planning various projects to beautify the city, build world class infrastructure and decongest major areas.

As part of the urban planning initiatives, VMRDA has planned to develop a Commercial/ Retail/ Hospitality development along with Multilevel Car Parking facility near Siripuram junction in the busy business district of the city. There is significant and critical demand for parking in the area and given the location of the site, has huge potential for commercial/ retail/ hospitality development.

Project Background

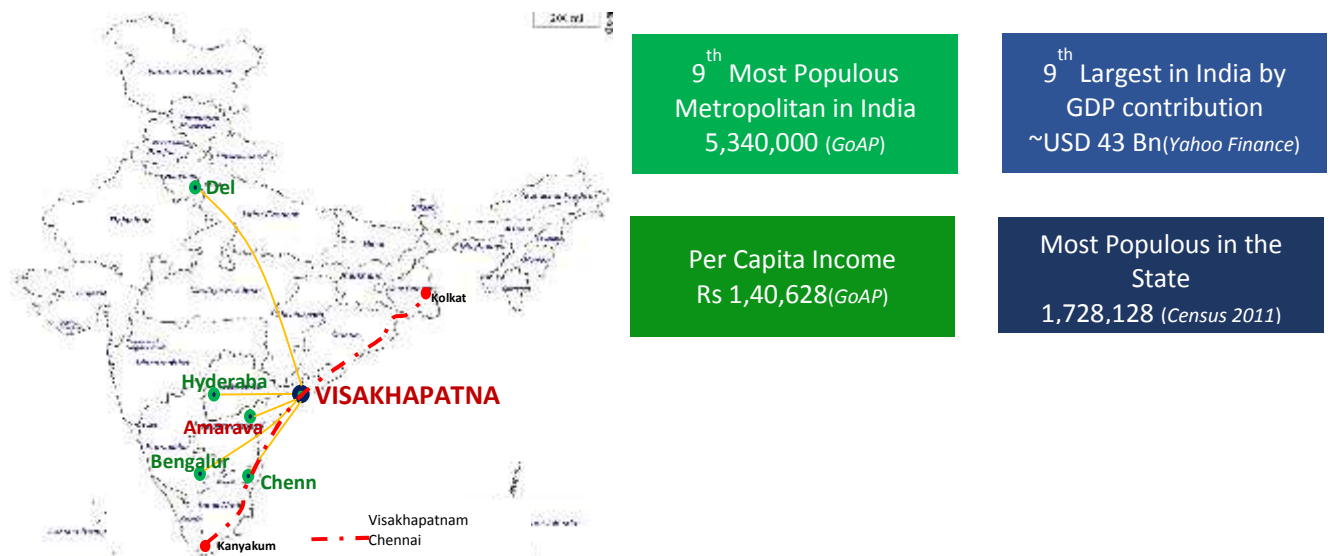
Andhra Pradesh

Andhra Pradesh ("AP" or "the State") is the eighth largest and one of the fastest growing States in India, with consistent double-digit economic growth @11.22% in FY 2017-18 and with a GDP of over USD 120 bn. The Government of Andhra Pradesh ("GoAP") has accorded top priority to sustaining this double-digit economic growth by focusing on urban development and focusing on job creation.

Visakhapatnam

Visakhapatnam is an emerging IT & ITES hub and the financial capital of Andhra Pradesh. The city is a major hub for Industries, Public Sector Enterprises, Tourism and budding IT & FinTech industries. The city is a major node in the upcoming Visakhapatnam Chennai Industrial Corridor ('VCIC'). The city is well connected through rail, road & water networks. Major IT companies such as Wipro, IBM, HSBC, Mahindra Satyam, and Cyient etc. already have presence in Visakhapatnam and premier educational institutions such as GITAM, IIM, Andhra Universities have their establishments in the city.

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Visakhapatnam Metropolitan Regional Development Authority (VMRDA)

VMRDA is the urban planning and development authority of Visakhapatnam was formed in 1978 and it is one of the oldest in India and largest UDA in the state with a strong track record of transforming the city with key development initiatives.

VMRDA covers the area of 6501 sq.km including Greater Visakhapatnam Municipal Corporation and suburbs and with a population of over 50 lakhs. The area covers Municipal Corporations of Visakhapatnam, Vizianagaram and Srikakulam and many other municipalities and nagar panchayats.

In line with the vision of building for the future, VMRDA has also started to focus on developing parking facilities in efforts to solve the growing traffic problems of the city. Visakhapatnam has more of on-street parking than off-street which causes severe traffic problems for motorists, pedestrians, businessmen and policemen as well. The major areas where parking space is insufficient are Jagadamba junction, Siripuram junction, TSR complex, Dabagardens, Seethampeta, Gajuwaka, Ramakrishna beach.

Project Overview

Commercial/ Retail/ Hospitality Development alongwith MLCP facility at Siripuram Junction

VMRDA plans to build MLCP facility at Siripuram Junction which is a key business district of Visakhapatnam. Given the location, there is significant potential to combine MLCP with Commercial/ Retail/ Hospitality development. The scenic view overlooking the sea and greenery and the strategic location makes the project site attract good demand for commercial/ retail/ hospitality development. The proposed Project includes the

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development of Commercial and/ or Retail and/or Hospitality space along with the multi-level car parking facilities. The commercial/ retail/ hospitality property is expected to have high demand due to the prime location and connectivity.

VMRDA also needs a multilevel car parking facility given critical need for car park in the area and since MLCP comes with a number of advantages - optimal utilisation of space, lower maintenance and operational cost, lower construction cost (owing to the prefabrication), secure and environment-friendly nature (the underground implementation renders the outdoor space free for landscaping), comfortable for the drivers, cost saving for builders by saving height or depth, etc.

VMRDA is planning to build the multilevel car parking facility in Siripuram, the busy and key commercial centre next to VMRDA office, to address the severe parking woes in one of the most congested parts of the city. Most of companies and commercial establishments in and around the VMRDA complex are relying on on-street parking leading to traffic congestion and accidents. For example, HSBC, a major corporate MNC, is currently using a vacant plot of land and on street parking to park their vehicles. The other agencies in the VMRDA complex also lack sufficient parking facilities. The proposed facility primarily is expected to provide organised parking facilities for both VMRDA and HSBC. Other commercial attractions like Gurazada Kalakshetram, Dutt Island, More Super market and Children's Arena etc. which experience high footfalls during major events and weekends are expected to utilise the MLCP facilities.

Location Advantage & Growth Prospects

The proposed location is well placed to be ideal zone for development of Commercial/ Retail/ Hospitality Centre along with MLCP and the major commercial establishment in the vicinity of 500 Mts radius are:

- HSBC Corporate office
- Subway Restaurant
- Udyog Bhavan (offices in the complex)
- VMRDA Office
- VMRDA children's Area (Shows and events)
- More Supermarket
- Andhra University
- Dutt Island (Commercial Establishments)
- Convention centres and Auditoriums

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Location and Connectivity

The Siripuram junction where the site is located is a busy business district and next to VMRDA tower. The details of the location and site are covered in this section.



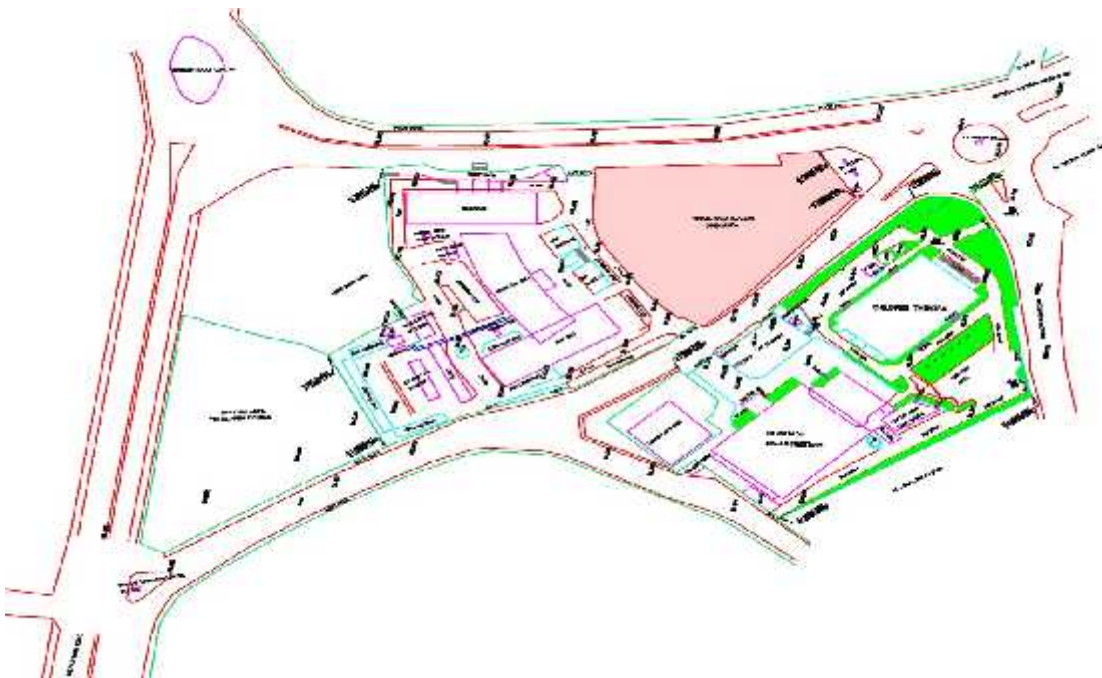
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|--------------------|--|
| Project | (a) Development of Ramp based Multi Level Parking with IPMS Technology (Comprising of three basements, Stilt + 1 st Floor for Parking) (b) 2 nd to 7 th floors constituting Commercial space (c) The project will be developed in Two phases i.e., Phase I & II |
| Site Neighborhoods | North – Existing 80 feet road South – Existing 80 feet road East – Petrol Pump West – Udyog Bhavan |
| Site Envelope | About 74,923 sq ft as footprint |
| Building Envelope | About 58,800 sq ft as footprint |

Site Photos (For Reference Purposes only)



Site Layout Map



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|---|--------------|
| Area within the Fenced Portion | : 1.72 Acres |
| Abutting Road Width on North Side | : 80 feet |
| Abutting Road Width on South Side | : 80 feet |
| Proposed Road width on | : 100 feet |
| Level difference (Ground Level to Excavated Depth) | : Avg. 12 m |

Project Components

The land will be provided by VMRDA to the Concessionaire on a 33 year lease for development of the parking and commercial space.

Minimum Development Obligations (Essential Facilities):

- Underground and Overground Multi Level Car Parking facility with 700 ECS (500 car parking and 800 bike parking).
- The facility may be designed as per the requirement of the project. The use of standards and specifications for use of material, construction technology and operations shall adhere to the national and international set of specifications and best practices in the industry.
- All basic necessity like drinking water, toilets, DG sets, firefighting facility, and security should be provided.

Optional component / facilities:

The developer may construct following optional facilities:

- Development of commercial/ retail/ hospitality space on the ground and / or upper floors of the complex as permissible under the building bye-laws of the State to achieve the economic viability of the project. The ECS mandated excludes ECS requirement for commercial space.
- All developments of the Project shall adhere to latest amended National Building Code of India, other relevant IS Codes and practices, Development Control Regulations, FAR Limits, statutory requirements, laws of land, the principles of good industry practices and any other norms as applicable from time to time.

Revenue Streams

The Developer will be able to recover its investment through the following indicative streams of revenue:

- Lease Rentals from commercial/ retail space
- Parking fees
- Advertising revenues
- Maintenance Charges from the users of the commercial facilities

Project Development Model and Timelines

The project is envisaged to be developed under the Joint Development model or the Public Private Partnership (“PPP”) model with appropriate revenue/ development area sharing mechanisms.

The Developer shall Design, Build, Finance and Operate the Project earmarked for the purpose given on lease over the concession period of **33 years** and the commercial space developed, over Concession period of 33 years and renewable as decided by VMRDA after which the Project along with the land shall be transferred back to VMRDA.

The successful bidder shall construct the facilities and get all the approvals for commercial operations within 24 months from the Effective Date.

Bid Criteria

The concession agreement shall be signed with the bidder who offers the highest revenue / asset share to VMRDA.

Expression of Interest

Expression of Interest (EOI) are invited from real estate developers, urban infrastructure developers, hotel operators, retail players and car parking operators for the Development of Multilevel Car Parking cum commercial/ retail centre at Siripuram junction, Visakhapatnam under Public Private Partnership (PPP) framework. The interested bidders are requested to visit the above mentioned proposed site.

The interested developers are requested to submit the Expression of Interest in confidence by providing the details as enclosed.

Details to be submitted as Part of Expression of Interest

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1. Name of the Company:
2. Date of Registration:
3. Register Address:
4. Type of the Company:
5. Contact Person and Details:
6. Address for Communication:
7. Nature of the Business:
8. Company Profile:
9. Net worth of the Company:
10. Turnover of the Company in last 5 years:
11. Components of the Project Company intends to Develop:
12. Details of the Projects Developed by the Company that best illustrates the capability of the Company:

EOI submission Due Date:Please refer to the advertisement date

VMRDA at its discretion may or may not invite bids only from those firms which express their interest in response to this invitation and fulfil the above requirements. VMRDA reserves the right to reject any or all EOI received without assigning any reasons whatsoever.

For further details, interested developers are requested to contact:

Name:1.Sri. G.Madhusudhana
Rao, EE, VMRDA
Ph: +917702333568,
Name:2. Mr. KVN Ravi, SE,
VMRDA
Ph: +9177023 33584
Email:1.cevudavsp@yahoo.com
2.sevudavsp@gmail.com

Name: Mr.Rajsekhar Dabburi
Ph: +917715007009
Email: raj.dabburi@apurban.in

Address for Submission of Eoi:

VISAKHAPATNAM METROPOLITAN
REGION DEVELOPMENT AUTHORITY
8th Floor, Udyog Bhavan, Siripuram Jn.,
Visakhapatnam-530003
Phone: 0891-2754133/34
Fax: 0891-2754189
E-mail:mcvmrda@gmail.com

Disclaimer

This presentation has been prepared by AP Urban Infrastructure Asset Management Limited ("APUIAML") on behalf of Visakhapatnam Urban Development Authority ("VMRDA")

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