

# Expression of Interest (EOI)

Notice No: 60/DM/EOI/2025-2026 Dated: 17/11/2025

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



**EOI Inviting Authority:**



### TIRUPATI URBAN DEVELOPMENT AUTHORITY (TUDA)

Municipal Office Road, Near YSR Circle, Tirupati-517501,  
Tirupati 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*

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

**Notice No. 60/DM/EOI/2025-2026, Dated 17/11/2025**

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

1.	<b>Name of the Project</b>	<b>“Development of Prime Lands at Strategic Locations available with TUDA under PPP or any Other Joint Development / Revenue Generating Framework”</b>
2.	<b>Project Authority</b>	<b>Tirupati Urban Development Authority (TUDA)</b>
3.	<b>Availability of Expression of Interest (EOI) Document</b>	<b>from 20-11-2025, on:</b> <a href="http://www.apecurement.gov.in">www.apecurement.gov.in</a>
4.	<b>Last date for submission duly filled Expression of Interest (EOI Due Date)</b>	<b><u>11-12-2025</u>, before 5:30 PM (21 Days)</b>
5.	<b>Mode of Submission of Expression of Interest</b>	<b>Offline (i.e. in Hard Copy), in a sealed envelope</b>
6.	<b>Place of submission of Expression of Interest</b>	<b>Tirupati Urban Development Authority, Municipal Office Road, Near YSR Circle, Tirupati- 517501, Tirupati District</b>
7.	<b>Contact Person at TUDA for site visit</b>	<b>1. Assistant Planning Officer, TUDA: <u>Smt.Suryanarayanamma, 9000901103</u> 2. Deputy Executive Engineer, TUDA: <u>Mr. Naresh, 9010417417</u> <b>Municipal Office Road, Near YSR Circle, Tirupati, 517501, Andhra Pradesh</b></b>
8.	<b>Contact Person of Project Advisors for EOI clarifications</b>	<b>Project Advisors (APUIAML):</b> 1. Ms. Kavya Kowmudi Kondaveeti (8328494722) 2. Mr. Vishal Salgaonkar, (9538884560) Domain Head (PPP) – PPP <b>Andhra Pradesh Urban Infrastructure Asset Management Limited, Vijayawada (Joint Venture of Govt. of Andhra Pradesh) Email: <a href="mailto:ppp@apurban.in">ppp@apurban.in</a></b>



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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 **Tirupati Urban Development Authority** (the “TUDA”) 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 **TUDA** 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 TUDA 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 TUDA, 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 TUDA 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 TUDA 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 TUDA 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 TUDA 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 TUDA 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**

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

**submission of the EOI, regardless of the conduct or outcome of any further /  
independent process by TUDA.**



**Letter of Invitation**

Tirupati Urban Development Authority,  
Municipal office Road,  
Near YSR Circle,  
Tirupati- 517501,  
Tirupati District

**To,**

Dated **20/11/2025**

**All Prospective Applicants,**

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

**Dear Sir / Madam,**

The Government of Andhra Pradesh, through the **Tirupati Urban Development Authority (TUDA)**, 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 TUDA 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 TUDA have been listed in this EOI Document.

**The TUDA 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 TUDA 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, TUDA 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 TUDA now invites private sector parties, either individually or in consortium, to submit non-binding expressions of interest (EOI) for partnering with TUDA 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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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 TUDA 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 TUDA separately and independently, subsequent to this EOI.

Thanking you,

Yours faithfully,

**Vice Chairperson  
Tirupati 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 TUDA, 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 TUDA has identified 5 (five) strategically located prime lands, the details of which are given para 2.4 herein below and at Appendix 6.1, 6.2, 6.3, 6.4 & 6.5 respectively.

The identified lands are either with TUDA or in various stages of procurement by TUDA and shall be procured in a time bound manner. They shall be opened for development by TUDA, 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 TUDA / 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 TUDA / 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 TUDA, 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.*

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### **1.2 EOI Inviting Authority**

This Expression of Interest (EoI) is issued by the **Tirupati Urban Development Authority (TUDA)** (hereafter referred to as “**Authority**” or “**TUDA**”), 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 aprocurement portal of the Government of Andhra Pradesh, <https://aprocurement.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:

<b>Sl. No.</b>	<b>Particulars</b>	<b>Dates</b>
1.	EOI Document available for download on <a href="https://aprocurement.gov.in/">https://aprocurement.gov.in/</a> from:	<b>10.00 AM on 20<sup>th</sup> November, 2025</b>
2.	Last date for Downloading of EOI Document	<b>Up to 04.00 PM on 11<sup>th</sup> December, 2025</b>
3.	Last date for receipt of EOIs at TUDA Office in hard copy*	<b>Up to 5.30 PM on 11<sup>th</sup> December, 2025</b>

\*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 aprocurement portal of the Government of Andhra Pradesh, <https://aprocurement.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.



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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 / TUDA by interested respondents will become the property of TUDA / 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, TUDA has identified 5 (five) 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 Tirupati Urban Development Authority (TUDA)**







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Tirupati Urban Development Authority (TUDA) covers an area of about **8, 319.65 sq km**, spread across parts of Tirupati and Chittoor districts. The authority's limits include around **8 Urban Mandals** and **41 Mandals of Tirupati and Chittoor District**.


### **2.4 Identified Project Sites**

TUDA has identified 5 (five) strategically located prime lands, the details of which are in the table below:

<b>S.No</b>	<b>Site Code</b>	<b>Land Extent</b>	<b>Sy.No and Location of the Land</b>	<b>Coordinates and QR code for the Location</b>	<b>Appendix No for Site Details</b>
1	<b>TUDA 01</b>	65.00 Acres	Sy.Nos. 387,388,389,396, 397,398,399, Settipalli Village, Tirupati Urban Mandal, Tirupati District	 13°38'38.58"N, 79°28'17.29"E	<b>Appendix 6.1</b>
2	<b>TUDA 02</b>	22.80 Acres	Sy.No.241,242,243 of C.R.Palli village of Venkatagiri Mandal	 13.920674°, 79.580733°	<b>Appendix 6.2</b>
3	<b>TUDA 03</b>	18.32 Acres	Sy. No.175/7 Vanellore Village of Satyavedu Mandal of Tirupati District	 13.506686°, 79.952359°	<b>Appendix 6.3</b>
4	<b>TUDA 04</b>	25.00 Acres	Sy.No. 271,272,274, 275 etc of Mannarpolur village of Sullurpeta Mandal	 13.708163°, 79.978391°	<b>Appendix 6.4</b>

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5	<b>TUDA 05</b>	36.00 Acres	Sy.No.45 & 49 etc of Thimmojikandriga village of Naidupeta Mandal	 13.918186°, 79.867494°	<b>Appendix 6.5</b>
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### **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 TUDA 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, TUDA 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 TUDA or Proposing any EPC Model Works Model / Subsidies from TUDA, 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



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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 TUDA on or before **11<sup>th</sup> 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.

<b>Contact Person at TUDA for site visit</b>	<b>1. Assistant Planning Officer, TUDA:</b> <a href="mailto:Smt.Suryanarayanamma,9000901103">Smt.Suryanarayanamma, 9000901103</a> <b>2. Deputy Executive Engineer, TUDA:</b> <a href="mailto:Sri.Naresh,9010417417">Sri. Naresh 9010417417</a>  <b>Municipal Office Road, Near YSR Circle, Tirupati, 517501, Andhra Pradesh</b>
<b>Contact Person of Project Advisors for EOI clarifications</b>	<b>Project Advisors (APUIAML):</b> 1. Ms. Kavya Kowmudi Kondaveeti (8328494722) 2. Mr. Vishal Salgaonkar, (9538884560) Domain Head (PPP) – PPP  <b>Andhra Pradesh Urban Infrastructure Asset Management Limited, Vijayawada (Joint Venture of Govt. of Andhra Pradesh) Email: <a href="mailto:ppp@apurban.in">ppp@apurban.in</a></b>

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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,  
Tirupati Urban Development Authority,  
Municipal office Road,  
Near YSR Circle,  
Tirupati- 517501,  
Tirupati District

**Sub: Submission of Expression of Interest for Development of Strategically Located Prime Land \*<insert site code> under Tirupati 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	TUDA 01	
2	TUDA 02	
3	TUDA 03	
4	TUDA 04	
5	TUDA 05	

*(\*\*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:

<b>Company / Firm / Description</b> <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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<b>Brief description of relevant experience in Real Estate Development / Similar Project as being Proposed by you (Provide at least one reference)</b>		
<b>1</b>	<b>a. Name &amp; 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 &amp; Sold / Operational) f. Operation period (in Year), if applicable</b>	
<b>Legal status of Company / Firm</b>		
<b>1</b>	<b>Jurisdiction of Incorporation</b>	
<b>2</b>	<b>Year of Registration</b>	
<b>Point of Contact (Primary and Secondary)</b>		
<b>1</b>	<b>Name</b>	
<b>2</b>	<b>Title/designation</b>	
<b>3</b>	<b>Mobile Phone Number</b>	
<b>4</b>	<b>Email Address</b>	
<b>Consortium Details (if applicable)</b>		
<b>1.</b>	<b>Name of Consortium Partner(s)</b>	
<b>2.</b>	<b>Role of Each Consortium</b>	<b>1. Lead Member: 2. Consortium Member 1: 3. Consortium Member 2:</b>
<b>3.</b>	<b>Technical Experience in Developing Residential Plots / Related Projects</b>	



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

Yours sincerely,

Name of representative:

Designation:

Signature

Company Stamp



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**5.2 Annexure -B (EOI Response Form)**

**1. Envisaged Development of the selected land**

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





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

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**6. Any Other Suggestions, if any**

**(i)** 

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**(ii)** 

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**(iii)** 

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## 6 APPENDICES – Details of Sites Identified by TUDA

### 6.1 APPENDIX 1

1.	<b>Site Code:</b>	<b>TUDA 01</b>
2.	<b>Location:</b>	Settipalli Village, Tirupati Urban Mandal, Tirupati District.
3.	<b>Survey Nos:</b>	Sy.No. 387,388,389,396, 397,398,399
4.	<b>Coordinates:</b>	13°38'38.58"N, 79°28'17.29"E
5.	<b>Extent:</b>	65.00 Acres
6.	<b>Connectivity:</b>	<ul style="list-style-type: none"> <li>• 1.5 km from State Highway</li> <li>• 4 km from NH-716</li> <li>• Tirupati Railway Station (6.5 km)</li> <li>• Tirupati Airport (10 km)</li> </ul>
7.	<b>Surrounding Developments:</b>	<ul style="list-style-type: none"> <li>• The surrounding area is a mix of residential neighborhoods, commercial establishments, and mixed-use settlements</li> </ul>
8.	<b>Location Map:</b>	<p style="text-align: center;"><b>MAP SHOWING THE TUDA 01_ SETTIPALLI VILLAGE LOCATION OF THE SITE</b></p> <p>The map displays the location of TUDA 01 (highlighted in orange) within Settipalli Village. Key features include:         <ul style="list-style-type: none"> <li><b>Landmarks:</b> ITB Colony, Mangalam, TUDA Quarters, North Colony, KV School, Malika Academy, Hanuman Temple, Sri Lakshmi Sagar, and Carriage Repair Shop.</li> <li><b>Transportation:</b> State Highway (orange line), National Highway (yellow line), and District Roads (grey lines).</li> <li><b>Scale:</b> 0 to 2.2 Miles.</li> <li><b>Legend:</b> Landmarks (circle with dot), State_Highway (orange line), National_Highway (yellow line), District_Roads (grey line).</li> </ul> </p>

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9.	<b>Site Location: Scan QR Code for Google Location of the Site</b>	
10.	<b>Site Photographs:</b>	
11.	<b>Demand Drivers:</b>	<ul style="list-style-type: none"><li>• 1.5 km from State Highway</li><li>• Proximity to approved layouts and plotted developments</li><li>• 11KV Substation in 3 km distance</li></ul>
12.	<b>Development Potential:</b>	<ul style="list-style-type: none"><li>• Residential Layouts</li><li>• Commercial</li><li>• Mixed-use development</li></ul> <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.	<b>Site Code:</b>	<b>TUDA 02</b>
2.	<b>Location:</b>	C.R.Palli village of Venkatagiri Mandal, Tirupati District.
3.	<b>Survey Nos:</b>	Sy.No. 241,242,243
4.	<b>Coordinates:</b>	13.920674°, 79.580733°
5.	<b>Extent:</b>	22.80 Acres
6.	<b>Connectivity:</b>	<ul style="list-style-type: none"><li>• Distance from National Highway: 300 m</li><li>• Distance from State Highway: 3.5 Km</li><li>• Distance from Bus Stand: 4 Km</li><li>• Distance from Railway Station : 4 km</li><li>• 40 km from Tirupati Airport</li></ul>
7.	<b>Surrounding Developments:</b>	<ul style="list-style-type: none"><li>• The surrounding area has developments by Municipality, and nearby layouts include TIDCO houses &amp; Pedalandariki Indlu</li></ul>
8.	<b>Location Map:</b>	

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9.	Site Location: Scan QR Code for Google Location of the Site	
10.	Site Photographs:	
11.	<b>Demand Drivers:</b>	<ul style="list-style-type: none"> <li>• Distance from National Highway: 300 m</li> <li>• Substation: 100 m away</li> </ul>
12.	<b>Development Potential:</b>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Housing Projects</li> </ul> <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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#### **6.3 APPENDIX-3**

1.	<b>Site Code:</b>	<b>TUDA 03</b>
2.	<b>Location:</b>	Vanellore Village of Sathyavedu Mandal of Tirupati District
3.	<b>Survey Nos:</b>	Sy.No. 175/7
4.	<b>Coordinates:</b>	13.506686°, 79.952359°
5.	<b>Extent:</b>	18.32 Acres
6.	<b>Connectivity:</b>	<ul style="list-style-type: none"><li>• Adjacent to NH(Tada – Sathyavedu Road)</li><li>• 25 km from Sullurpeta Railway Station</li></ul>
7.	<b>Surrounding Developments:</b>	<ul style="list-style-type: none"><li>• Within 2 km radius Sri City SEZ</li><li>• 8 km from Sathyavedu Town</li></ul>
8.	<b>Location Map:</b>	 <p>MAP SHOWING THE TUDA-03_VANELLORE VILLAGE_18.32 Ac LOCATION OF THE SITE</p> <p>Legend</p> <ul style="list-style-type: none"><li>State_Highway</li><li>National_Highway</li><li>Sri_City</li><li>Site_Boundaries</li></ul> <p>Scale: 0 0.075 0.15 0.3 0.45 0.6 Miles</p>

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9.	Site Location: Scan QR Code for Google Location of the Site	
10.	Site Photographs:	
11.	<b>Demand Drivers:</b>	<ul style="list-style-type: none"> <li>• Adjacent to NH (Tada – Sathyavedu Road)</li> <li>• Within 2 km radius Sri City SEZ</li> </ul>
12.	<b>Development Potential:</b>	<ul style="list-style-type: none"> <li>• Industrial</li> <li>• Logistics</li> </ul> <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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### **6.4 APPENDIX-4**

1.	<b>Site Code:</b>	<b>TUDA 04</b>
2.	<b>Location:</b>	Mannarpolur village of Sullurpeta Mandal, Tirupati District.
3.	<b>Survey Nos:</b>	Sy.No. 271,272,274, 275
4.	<b>Coordinates:</b>	13.708163°, 79.978391°
5.	<b>Extent:</b>	25.00 Acres
6.	<b>Connectivity:</b>	<ul style="list-style-type: none"><li>• Adjacent to State Highway</li><li>• Distance from National Highway: 3.5 Km</li><li>• Distance from Sullurpeta Railway Station: 5Km</li></ul>
7.	<b>Surrounding Developments:</b>	<ul style="list-style-type: none"><li>• Adjacent to TIDCO Houses</li><li>• Within 2 km Konnembattu &amp; Elupuru Village developments</li></ul>
8.	<b>Location Map:</b>	 <p style="text-align: center;"><b>MAP SHOWING THE TUDA -04, MANNARPOLUR VILLAGE, 25.00 Ac. LOCATION OF THE SITE</b></p>

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9.	Site Location: Scan QR Code for Google Location of the Site	
10.	Site Photographs:	
11.	<b>Demand Drivers:</b>	<ul style="list-style-type: none"> <li>• Adjacent to State Highway</li> <li>• 1.5 km from a 33 KV Substation</li> </ul>
12.	<b>Development Potential:</b>	<ul style="list-style-type: none"> <li>• Residential development</li> </ul> <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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**6.5 APPENDIX-5**

1.	<b>Site Code:</b>	<b>TUDA 05</b>
2.	<b>Location:</b>	Thimmojikandriga village of Naidupeta Mandal, Tirupati District.
3.	<b>Survey Nos:</b>	Sy.No. 45 & 49
4.	<b>Coordinates:</b>	13.918186°, 79.867494°
5.	<b>Extent:</b>	36.00 Acres
6.	<b>Connectivity:</b>	<ul style="list-style-type: none"><li>• Adjacent to State Highway</li><li>• Distance from Naidupet Railway Station: 5 km</li></ul>
7.	<b>Surrounding Developments:</b>	<ul style="list-style-type: none"><li>• Industrial zone within 1 km distance with notable companies like Meiden (T&amp;D), Aurobindo Pharma, Greentek Industries, etc.</li></ul>
8.	<b>Location Map:</b>	

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9.	Site Location: Scan QR Code for Google Location of the Site	
10.	Site Photographs:	
11.	<b>Demand Drivers:</b>	<ul style="list-style-type: none"> <li>• Adjacent to State Highway</li> <li>• Industrial Zone within 1 km distance with notable companies like Meiden (T&amp;D), Aurobindo Pharma, Greentek Industries, etc.</li> </ul>
12.	<b>Development Potential:</b>	<ul style="list-style-type: none"> <li>• Industrial</li> <li>• Commercial</li> </ul> <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>