

# GREATER VISAKHAPATNAM MUNICIPAL CORPORATION

Government of Andhra Pradesh

## 'EXPRESSION OF INTEREST'

To Develop, Finance, Build, Operate & Maintain on BOT Basis in PPP Mode at Visakhapatnam  
'MULTI-USE COMMERCIAL DEVELOPMENTS'  
'MEGA SHOPPING MALL WITH MULTIPLEX, FOOD COURT & F.E.C.'  
'AN INTEGRATED ECO-THEME PARK'

Greater Visakhapatnam Municipal Corporation (GVMC) invites 'Expression of Interest' with Proposed Concepts from reputed organizations with proven track record for the selection of Private Partners to Develop, Finance, Build, Operate & Maintain various 'Multi-use Commercial Developments', 'A Mega Shopping Mall with Multiplex, Food Courts & Family Entertainment Centre (FEC)' and 'An Integrated Eco-Theme Park' at different prime locations of Visakhapatnam City, as per the terms and conditions laid down in each Bid Document. The proposed 'Commercial Developments' will be on Build, Operate and Transfer (BOT) basis in PPP Mode. VMC has identified the following prime locations in the heart of Visakhapatnam City for the Proposed Projects.

### I. MULTI-USE COMMERCIAL DEVELOPMENTS

1. Ultra-Modern Shopping Complexes at Seethammadhara: (A) Development of Old Commercial Complex, near ASR Statue Junction & (B) Up-market Shopping Complex, adjacent to Eenadu Office.
2. Ultra-Modern Shopping Complex at Pandurangapuram.
3. Multi-level Parking cum Up-market Commercial Complex at Asilmetta.
4. Up-market Commercial / Shopping Complex at Siripuram.
5. Medical & Health Care Units at KGH Road.
6. Shopping Mall along with Business Class Budget Hotel at MVP Colony.
7. Shopping Mall with Multiplex / Budget Hotel at Baazi Junction.
8. Ultra-modern Guest House at Kirlampudi Layout.

### II. A MEGA SHOPPING MALL WITH MULTIPLEX, FOOD COURTS & FAMILY ENTERTAINMENT CENTRE (FEC).

### III. AN INTEGRATED ECO-THEME PARK WITH ADVENTURE, RECREATION, HOSPITALITY, LEISURE & ENTERTAINMENT

The details of each Location and proposed Project Components can be seen and downloaded from GVMC Website: [www.gvmc.gov.in](http://www.gvmc.gov.in)

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**Sri.B.Balaji, ACP, GVMC** can be contacted (**Mobile No.98483-08836**) for visiting the Sites with prior intimation. Renowned Developers / Builders / Operators with proven experience in executing similar projects can download The '**Expression of Interest**' document from **25-08-2009** onwards from '**Website: www.gvmc.gov.in**', and furnish the Demand Draft for Rs.5,000/- (per each document) along with '**EOI Document**' while submitting). The filled-in Expression of Interest document should reach **The Chief Engineer, GVMC**, Tennai Viswanadham Bhavan, Asilmetta Junction, Visakhapatnam-530003, Phone:+91-891-2754565; elefax:+91-891-2754565; Email:cegvmc2007@yahoo.co.in, before **4.00 P.M.** on or before **23-09-2009**.

Sd./-XXXXXX.

Commissioner, GVMC, Visakhapatnam.

# GREATER VISAKHAPATNAM MUNICIPAL CORPORATION

Government of Andhra Pradesh

## 'EXPRESSION OF INTEREST'

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Visakhapatnam

### 'MULTI-USE COMMERCIAL DEVELOPMENTS'

'MEGA SHOPPING MALL WITH MULTIPLEX, FOOD COURT & F.E.C.'

### 'AN INTEGRATED ECO-THEME PARK'

Greater Visakhapatnam Municipal Corporation (GVMC) invites 'Expression of Interest' with Proposed Concepts from reputed organizations with proven track record for the selection of Private Partners to Develop, Finance, Build, Operate & Maintain various 'Multi-use Commercial Developments', 'A Mega Shopping Mall with Multiplex, Food Courts & Family Entertainment Centre (FEC)' and 'An Integrated Eco-Theme Park' at different prime locations of Visakhapatnam City, in Public Private Participation (PPP) mode, as per the terms and conditions laid down in each Bid Document. The proposed 'Commercial Developments' will be on Build, Operate and Transfer (BOT) basis in PPP Mode. VMC has identified the following prime locations in the heart of Visakhapatnam City for the Proposed Projects.

#### **I. MULTI-USE COMMERCIAL DEVELOPMENTS:**

As a part of its continued efforts to provide better Civic Amenities & Services to the Citizens of Visakhapatnam, GVMC proposed to redevelop some old Municipal Shopping Complexes / Buildings with Ultra-modern Marketing and Shopping Facilities along with sufficient Parking Facilities. GVMC proposed to develop some new Up-market Commercial Developments / Shopping Malls also with some suggested activities depending on the location and neighbourhood.

- Ultra-Modern Shopping Complexes at Seethammadhara: (A) Development of Old Commercial Complex:** Near Sri Alluri Sitaramaraju Statue Junction, H.B. Colony Road – Extent: 2111 Sq.Yrds. (Aprox.) – Suitable for the development of an Ultra-modern Commercial Complex by constructing 'Additional Floors' on the existing Ground Floor and by adding more 'Commercial Space' in the vacant site available. **(B) Up-market Shopping Complex:** Adjacent to Eenadu, Andhra Bank & Other Establishments – Extent: 1422 Sq.Yrds. (40 Ft x 320 Ft. Aprox.) – Long stretch of Vacant Site suitable for the construction of an Upmarket Shopping Complex with two (2) Passages in the Ground Floor.
- Ultra-Modern Shopping Complex at Pandurangapuram:** Old Shopping Complex, Besides Officers Club – Extent: 939.00 Sq.Yrds. (Aprox.) - Suitable for Ultra-Modern Shopping Complex by demolishing the Old Shopping Complex.
- Multi-level Parking cum Up-market Commercial Complex at Asilmetta:** Old Vemana Mandir Building with Reading Room – Extent: 1097.33 Sq.Yrds. (Aprox.) – Suitable for Multi-level Parking cum Up-market Commercial Complex by demolishing the Old Building. GVMC proposed provision for a 'Reading Room' in one of the floors.
- Up-market Commercial / Shopping Complex at Siripuram:** Behind Waltair Club, Adjacent to All India Radio Junction & on the road leading to Daspalla Hills – Extent: 1728 Sq.Yrds. (52 Ft. x 300 Ft. Aprox.) - Vacant Land Suitable for an Up-market Commercial / Shopping Complex.
- Medical & Health Care Units at KGH Road:** Old & dilapidated Chowltly & erstwhile Municipal Section Office, Besides KGH OP Gate) – Extent: 514.00 Sq.Yrds. 55 Ft. x 85 Ft. Aprox.) – Suitable for Medical & Health Care Units such as Consultation Chambers / Diagnostic Centres etc by demolishing the Old Building. GVMC proposed provision for a Dormitory in one of the floors with independent accessibility.
- Shopping Mall along with Business Class Budget Hotel at MVP Colony:** Old & dilapidated Working Women's Hostel Building – Extent: 4,592.55 Sq.Yrds. (Aprox.) – Suitable for 'Shopping Mall with Food Court & Kids Recreation Centre' along with 'A Business Class Budget Hotel'. GVMC proposed provision for Working Women's Hostel in one of the floors with independent accessibility.
- Shopping Mall with Multiplex / Budget Hotel at Baazi Junction:** Bowdara Road, NAD to Gopalapatnam Road – Extent: 3,615 Sq.Yrds (Aprox.) – Suitable for Shopping Mall with Multiplex or Budget Hotel with Multi-purpose Function Halls. GVMC proposed provision for a 'Weekly Sandy' at this location at any convenient place.
- Ultra-modern Guest House at Kirlampudi Layout:** Old Municipal Guest House – Extent: 1583.66 Sq.Yrds. (Aprox.) – Suitable for Ultra-modern Guest House of about 50 Rooms with a Restaurant / Food Court by demolishing the Old Building. GVMC proposed provision of 10 Rooms for GVMC's Official Use in lieu of existing 8 Rooms, free of cost.

#### **II. A MEGA SHOPPING MALL WITH MULTIPLEX, FOOD COURTS & FAMILY ENTERTAINMENT CENTRE (FEC):**

GVMC has proposed the following Prime Property for a Mega Commercial Development with Retail, Hospitality, Leisure, Lifestyle & Entertainment Components and also to meet the Residential Space requirement of GVMC in the heart of Visakhapatnam City. The proposed site is Old Municipal Quarters Complex in the prime locality of Visakhapatnam known as Uplands, diagonally opposite famous Sampat Vinayaka Temple abetting 100 Ft. Asilmetta Main Road and also accessible by a 40 Ft. back side road. The total extent is about 2.77 Acres (Aprox.), out of which an area of 0.77 Acres is earmarked for the development of Official Quarters for GVMC and the balance extent of 2.00 Acres (Aprox.) can be availed for a Mixed-use Commercial Development.

The selected developer shall construct 'A Residential Apartment Block' of 16-20 Flats with a built-up area of about 25,000 Sft. (Aprox.) in the area earmarked for the development of Official Quarters of GVMC and offer the same to GVMC, free of cost, for relocating the Municipal Quarters. The developer can avail unlimited FSI as per the applicable Building norms in an area of 2.00 Acres proposed for Mixed-use Tourism Related Commercial Development. The proposed project components are Mega Shopping Mall, Multiplex, Food Courts, Family Entertainment Center etc., as per the commercial feasibility of the developer and subject to the applicable building regulations. The proposed project is envisaged as Mixed-use Tourism Related Commercial Development in Hospitality, Leisure & Entertainment Sectors.

#### **III. AN INTEGRATED ECO-THEME PARK WITH ADVENTURE, RECREATION, HOSPITALITY, LEISURE & ENTERTAINMENT COMPONENTS:**

An area of 31.82 Acres near Mudasarlova Park & Lake is identified for the development of 'Eco-Theme Park' proposing major portion of the area primarily for an exclusive Eco-Park with a combination of Adventure, Recreation, Hospitality, Leisure & Entertainment Components and visualized as an Integrated Eco-Tourism Destination. Mudasarlova is a valley bordered by hills and is situated about 8 km from Visakhapatnam City. This beautiful site near Mudasarlova Lake nestles amidst hills and palm trees. Mudasarlova Park is located at the vicinity of Lake. This Park is a major picnic spot with a lake, beautiful flower gardens, variety of trees, lawns, fountains, birds especially peacocks etc. One of the main attractions of this area is a scenic Golf Course Club managed & operated by East Point Golf Club. The proposed Site is hardly 8 Kms. away from the City, 4 Kms. away from Hanumanthavaka Junction on NH-5, 3 Kms. away from Visakha Institute of Medical Sciences (VIMS), 2 Kms. away from Health City and within 1 Km. radius from Golf Course, Mudasarlova Park & Mudasarlova Lake etc.

The proposed main project components are – **(i) Eco-Park:** Eco-Theme Park with vast stretches of greenery, vegetation, herbal gardens, water bodies, natural habitats with suitable & feasible Botanical, Zoological, Aviatory and Marine Components. **(ii) Aqua Theme Park:** Water Rides such as Wet & Wild Rides, Wild West Aqua Rides, Water World and Water Sports. **(iii) Underwater Walkthrough Aquarium:** An underwater walkthrough tunnel offers incredibly close encounters with the stunning beauty of an exotic coral reef - home to thousands of colourful fish. **(iv) Cable Wakeboard Park:** Cable-Wakeboarding is a variety of controlled Water Skiing, which offers people to experience Water-Wakeboard without a boat. **(v) Eco-Resort:** Green Leaf / Star Rated Resort with Health Spa with required Guest Facilities & Amenities and other Lifestyle & Entertainment Components such as Shopping Arcade, Kids Gaming Zones & Mini Theatres

The proposed project should enhance the beauty and ecology of surrounding serene environs without changing the basic nature and ecology of the area. Structures enhancing the ecology of area and providing natural panorama which are necessary to support Water Rides & Sports, Recreation, Hospitality, Leisure, Lifestyle & Entertainment Activities will be allowed to be put up. *The automatic conversion / exemption from land use zoning regulations for setting up of tourism related projects from residential / commercial / institutional / recreational use zones is applicable to the notified tourism related projects as per GO.Ms.No.36 M.A. dated 31-01-2001 & GO.Ms.No.216 dated 26-04-2003.*

**In addition to the Project Development Fee and Lease Rentals on the Land, Developers shall share the Revenues with GVMC quoted as Additional Development Premium.**

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