

# **TIRUPATHI URBAN DEVELOPMENT AUTHORITY**

**Municipal Administration & Urban Development Department**

**Government of Andhra Pradesh**

**Tirupathi - 517501, Andhra Pradesh**

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**EXPRESSION OF INTEREST  
FOR  
MEGA SHOPPING MALL WITH MULTIPLEX, FOOD COURTS &  
FAMILY ENTERTAINMENT CENTRE / CONVENTION CENTRE /  
BUSSINESS CLASS HOTEL  
AT  
TIRUPATHI**

(To be submitted on the letterhead)

Date:

**Vice Chairman  
Tirupathi Urban Development Authority,  
Tirupathi, A.P. – 517501.  
Phone: 0877-2225730  
Fax: 0877-2225803**

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Dear Sir

**Sub: Expression of Interest for ‘Mega Shopping Mall with Multiplex, Food Courts & Family Entertainment Centre (FEC)’ on Build-Operate-Transfer basis in Public Private Participation (PPP) mode at Tirupathi.**

With reference to the above advertisement, we hereby file this ‘**Expression of Interest (EOI)**’ to undertake the development of this project either individually or as a consortium.

We understand that this is an initial expression of interest on our part and mere submission of this EOI does not entitle us to receive any documents or be invited to bid for this project.

<b>Name of project and location:</b>
<b>‘Mega Shopping Mall with Multiplex, Food Courts &amp; Family Entertainment Centre (FEC)’ at Tirupathi, A.P.</b>

<b>Name and details of Applicant and its representative authorized to file this EOI:</b>	
Full Name	
Designation	
Name of Organization	
Address	

Phones	
Fax	
Mobile	
Email	
Website	

**Legal Constitution of Applicant:**  
(Public Limited/Private Limited/Partnership etc)

**Current nature of business or activities:**  
(Not exceeding four lines)

**Last 3 (Three) year's Turnover of the Applicant / Lead Developer: In INR or US\$**

FY 2006-07:  
(Provisional & Certified, if not Audited)

FY 2005-06:

FY 2004-05:

**Net Worth of the Applicant / Lead Developer: In INR & US\$**  
(Computed from the latest Audited Balance Sheet)

2006-07:  
(Provisional & Certified, if not Audited)

**Brief history of the operations and activities of the Applicant:**  
(Not exceeding eight lines; to include details of principal promoters and joint venture partners)

<b>Name and details of Business House/Group to which applicant belongs:</b> (Not exceeding four lines)			
<b>Name of the Group</b>	<b>Group Company/ies</b>	<b>Primary Activity</b>	<b>Turnover (FY 2006-07)</b>
<b>Previous experience of Development and/or Operations &amp; Management of similar projects, if any:</b> (Not exceeding eight lines)			
<b>Proposed consortium/collaboration for the development, management, marketing of the proposed development, if any?</b>			
Nature of consortium/collaboration proposed	Proposed Partner	Partner's Particular Expertise	Partner's Turnover (FY 2006-07)
<b>Briefly explain your Concept Proposed and Proposed Components considered for the Proposed 'Mega Shopping Mall with Multiplex, Food Courts &amp; Family Entertainment Centre (FEC)' at Tirupathi and your preference to include A Convention Cum Exhibition Centre with Guest Rooms or A Business Class Hotel</b>			

**Note:** Applicants may attach documents/brochures/corporate literature

I/We declare that the information stated hereinabove is accurate.

Signature:

Full Name:

Designation:

Organization:

Address:

Date:

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**Evaluation Criteria**

Bid Process Criteria (EOI Stage) for Selection of Bidders for Development of '**Mega Shopping Mall with Multiplex, Food Courts & Family Entertainment Centre (FEC)**' on Built-Operate-Transfer (BOT) basis in Public Private Participation (PPP) mode at Tirupathi, Andhra Pradesh is as below:

**Stage-I:**

**Invitation of EOI**

Expression of Interest (EOI) is invited in prescribed format for understanding the response from the investors.

**Stage-II:**

**Short listing of EOIs**

**Criteria:**

- Firms having experience in the development of Mega Shopping Malls or Multiplexes or Hospitality, Leisure & Entertainment Projects.
- Proposed tie-ups with the reputed National / Global players in the development of Mega Shopping Malls or Multiplexes or Hospitality, Leisure & Entertainment Projects are also considered as experience.
- Investment capabilities will be assessed based on the current business turnovers for the last 3 years and Net worth computed.
- Last 3 (*Three*) year's turnover – In INR or US\$ (Audited Balance Sheets, for the relevant years should be enclosed).
- Applications without required information or enclosures are liable to be rejected.

**RFP documents will be issued to the short-listed EOIs at a cost.**

**Bid process criteria for RFP document will be issued along with RFP document.**

**The last date for the submission of EOI Documents is 20.09.2007.**

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**Envisaged Concept**

The proposed main project components are A Mega Sopping Mall, 4-6 Screen Multiplex with Food Courts and Family Entertainment Center. A Convention cum Exhibition Centre with Guest Rooms or A Business Class Hotel are also proposed as optional components. The Shopping Mall is going to be a major Tourism attraction with Specialized Zones such as Handicrafts & Ethnic Outlets, Imported Goods, Multi-national Brands, Factory Outlets, Discount & Sale Enclosures, Banking and Other Service Providers, etc. The proposed Urban Entertainment Centre is envisioned as 'An Integrated Complex of Hospitality, Leisure, Lifestyle, Retail & Entertainment Components'

**Proposed Location & Details of the Land**

3.56 Acres (Approx.) of Prime Property strategically located on an 80 Ft. Annamayya Marg, proposed as 100 Ft. Road, opposite All India Radio & RDO Office on one side and 60 Ft. Rayala Cheruvu Road on the other side, hardly 2 Kms. away from Tirupathi Bus Station as well as Railway Stations.

Tirupathi is Gateway for 'Tirumala', the abode of the famed Lord Venkateswara, also known as Balaji in some parts of India. Tirupathi is most spectacular place of pilgrimage in India known world over for its religious significance. Tirupathi attracts around 18-20 million visitors (Domestic & International) per annum and the numbers go up exponentially on Festive Seasons. Tirupathi is well connected by Road, Rail and Air Networks and witnesses hectic economic activity, primarily spurred by pilgrim visits to this area all around the year. There is a great opportunity to capitalise on the tourism potential and local economic development with the proposed IT Parks etc., in this region.

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Site Layout

