

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development (CRDA) Department – Development of Amaravati Marina along River Krishna at Amaravati under Public-Private Partnership (PPP) Mode – Leasing of 1.00 Acre riverfront land on a long-term basis – Permission to invite competitive tenders / Request for Proposal (RfP) for selection of a private developer/operator – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA) DEPARTMENT

G.O.Rt.No.28

Dated: 14.02.2026

Read the following:-

1. Resolution No.624/2026 of 57th APCRDA Meeting, Dt.06.01.2026.
2. From the Commissioner, CRDA, Vijayawada, Lr.No.MAU61-COOR0MEET(CM)/1/2026-OM, Dt.07.01.2026.

ORDER:-

In the reference 2nd read above, the Commissioner, Andhra Pradesh Capital Region Development Authority, Amaravati has informed that, the 57th APCRDA Authority Meeting held on 06.01.2026, passed the following resolution on the agenda item and furnished to the Government for necessary approval.

RESOLUTION No.	SUBJECT	RESOLUTION
624/2026	AGICL – Inviting Tenders for Development of Marina along the River Krishna, Amaravati under PPP Mode.	Resolved that the proposal for development of Amaravati Marina on approximately 1.00 acres of riverfront land under PPP mode is hereby approved. Resolved further that the land shall be leased to the selected developer on a long-term lease basis of 33 years with Approve the leasing of land on a long-term basis with an Annual Lease Rent at 1% of the prevailing SRO value (As per the Tourism policy, Andhra Pradesh), with 5% enhancement every three years, subject to applicable escalation and lease conditions.

		<p>The estimated project cost shall be vetted, approved, and certified by the Chief Engineer–level officers of APCRDA / ADCL /AGICL, and the Managing Director, AGICL, is hereby authorized to implement the project in accordance with the recommendations and approvals of the Chief Engineer.</p> <p>Resolved further that the MD, AGICL is hereby authorized to issue the RfP / tender documents, finalize the transaction structure, and take all necessary actions for implementation of the Marina project.</p>
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2. After careful examination of the matter, the Government hereby accord approval for the Development of Amaravati Marina on approximately 1.00 acre of riverfront land under the Public–Private Partnership (PPP) mode, and for leasing the said land to the selected private developer/operator on a long-term basis for a period of 33 years, with an annual lease rent at 1% of the prevailing SRO value with a 5% enhancement every three years as per the Andhra Pradesh Tourism Policy.

3. Further, the Government hereby permit to the Managing Director, Amaravati Growth and Infra Structure Corporation Limited (AGICL), Vijayawada to invite competitive tenders / Request for Proposal (RfP) for selection of a private developer/operator for the development, operation, and maintenance of the Marina along with allied public facilities, as per approved terms and conditions, subject to the following conditions:

- i. To ensure strict compliance with the guidelines of the policy that applies to the instant case.
- ii. To prepare a detailed Feasibility Report in accordance with Chapter 2 of the Draft Manual for Procurement of PPP Projects (2022).
- iii. The RfP must adopt price discovery via bidding of ADP, as a share of gross project revenue or a fixed minimum premium, whichever is higher.
- iv. To use model RFQ, RfP, and Model Concession Agreement (MCA) for tourism infrastructure PPPs.
- v. A Tender Evaluation Committee (TEC) shall be constituted to review the Feasibility Report and all bid documents, prior to final approval.

- vi. The lease deed must explicitly link future lease revisions to updated SRO values to protect revenue interests.
- vii. Strict adherence to zoning restrictions shall be ensured — no permanent or high-FSI commercial structures shall be permitted on the site.
- viii. The Concession Agreement shall include provisions for performance security, milestone-based implementation, and exit clauses for developer default.

4. The Commissioner, Andhra Pradesh Capital Region Development Authority, Amaravati / Managing Director, Amaravati Growth and Infrastructure Corporation Limited (AGICL), Vijayawada shall take further necessary action, accordingly.

5. This orders issues with the concurrence of Finance Department vide their U.O.Note.FIN01-FMU0MISC/31/2025-FMU-EFS-MAUD (Computer No.3116981), Dated :27.01.2026.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner, Andhra Pradesh Capital Region Development Authority,
Vijayawada.

Copy to:

The General Administration (Cabinet) Department. AP Secretariat.

The Finance Department, AP Secretariat, Velgapudi.

The PS to Secretary to Hon'ble Chief Minister.

The PS to Hon'ble Minister (MA&UD).

The PS to Chief Secretary to Government.

The PS to Principal Secretary to Government, MA&UD Department.

Sf/Sc.

//FORWARDED :: BY ORDER//

SECTION OFFICER