



**VISAKHAPATNAM PORT TRUST  
CIVIL ENGINEERING DEPARTMENT  
NOTICE INVITING FOR EXPRESSION OF INTEREST**

1. Organisation : VISAKHAPATNAM PORT TRUST
2. Department : Chief Engineer-VPT, Civil Engineering
3. Notice Inviting for E.O.I. Number : **IENG/Estate/Function Halls/ 2021, Dt. 23-12-2021**
4. Name of Work : Expression of Interest (E.O.I) from the interested parties for Lease of VPT's Function Halls and Sports Complex i.e., Kalavani A.C Auditorium, Rajiv Gandhi Indoor & Outdoor Stadium, Sri Seetha Rama Kalyana Mandapam and Sagarmala Conventions Hall situated in Salagramapuram, Visakhapatnam. (Details enclosed as Annexure - I)
5. Bid documents downloading start date : 23 – 12 – 2021
6. Pre- EOI Conference : 03 – 01 – 2022
7. Last date for Seeking clarification : 06 – 01 – 2022
8. Last date and Time for Submission of EOI : 12– 01 – 2022 at 14.00 Hours
9. Date & Time of opening of EOI : 12 – 01 – 2022 at 15.00 Hours
10. For the complete, please visit : <http://www.vizagport.com>
11. ADDRESS : Chief Engineer,  
AOB 3<sup>RD</sup> Floor,  
Visakhapatnam Port Trust,  
Visakhapatnam -530035.  
E- mail: [cevizagport@gmail.com](mailto:cevizagport@gmail.com)  
[estatevpt@gmail.com](mailto:estatevpt@gmail.com)

**CHIEF ENGINEER**

Copy to: Jt. Director (R&P) along with complete bid document in Soft copy form to display in the V.P.T. Web site on 23-12-2021 and kept up to 12-01-2022 up to 14.00 Hrs

Copy to: FA & CAO / T.M. / Nodal Officer, IT / C.V.O. - for information.

Copy to: I & PRO for information and arrange to publish in National, Telugu Newspaper immediately.

Copy to: Dy. Director (EDP) for information.

Copy to: Notice Board / O.S. to arrange display the tender notice on the notice board.

Copy to: SE - III / DY. E.M / Sr. A.E.M - for information and necessary action.

Copy to: AE (Estate planning)

Copy to: The Chief Engineer, All Major Ports, through Fax.

**VISAKHAPATNAM PORT TRUST  
VISAKHAPATNAM**

EOI Notice No. IENG/Estate/Function Halls/2021, Dt. 23-12-2021

**EXPRESSION OF INTEREST**

**FOR**

**Expression of Interest (E.O.I) from the interested parties for Lease of  
VPT's Function Halls and Sports Complex i.e., Kalavani A.C  
Auditorium, Rajiv Gandhi Indoor & Outdoor Stadium, Sri Seetha Rama  
Kalyana Mandapam and Sagarmala Conventions Hall situated in  
Salagramapuram, Visakhapatnam.**

1. Visakhapatnam Port Trust is one of the leading major ports in India and is located on the eastern coast in the state of Andhra Pradesh, mid-way between Kolkata and Chennai. Visakhapatnam Port Trust is in possession of Function Halls and Sports Complex i.e., Kalavani A.C Auditorium, Rajiv Gandhi Indoor & Outdoor Stadium, Sri Seetha Rama Kalyana Mandapam and Sagarmala Conventions Hall at Salagramapuram area in Visakhapatnam.
2. In tune with the policy of the Government of India for asset monetisation the revenue from the land/Structures utilization, Visakhapatnam Port Trust intends to use these Function halls and Sports Complex along with land space for Commercial Purpose (Marriage functions, Cultural activities, Sports activities and similar nature of activities etc.)
3. To identify the interested parties willing to participate in greater utilisation of the said assets, VPT invites Expression of Interests (EOI) from the interested parties for a lease period of 30 years

For the complete EOI document, please visit: <http://www.vizagport.com>

4. Responses on prescribed format should be submitted at the place described in the EOI Document on or before 14:00 hrs of **12 .01.2022.**
5. For further clarifications, please contact:

**CHIEF ENGINEER**  
AOB 3<sup>rd</sup> Floor,  
Visakhapatnam Port Trust  
Visakhapatnam – 530 035  
Email: [cevizagport@gmail.com](mailto:cevizagport@gmail.com)  
Ph.No. 0891 - 2873353

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## **1.0 DISCLAIMER**

Visakhapatnam Port Trust (VPT) has prepared this document to give interested parties background information on the project. While VPT has taken due care in the preparation of information contained herein and believes it to be accurate, neither VPT nor any of its authorities or agencies nor any of their respective officers, employees, agents or advisors gives any warranty or make any representations, express or implied, as to the completeness or accuracy of the information contained in this document or any information which may be provided in connection therewith.

The information is not intended to be exhaustive. Interested parties are required to make their own inquiries and respondents will be required to confirm in writing that they have done so and they do not rely on the information provided in the EOI document in submitting their response. The information is provided on the basis that it is non – binding on VPT or any of its authorities or agencies or any of their respective officers, employees, agents or advisors.

VPT reserves the right not to proceed with the project and reserves the right to decline to discuss the Project further with any party expressing interest.

No reimbursement of cost of any type whatsoever will be paid to persons, or entities, expressing interest in the project.

## **2.0 INTRODUCTION:**

The Port of Visakhapatnam is one of the 12 major ports of the country, under the Ministry of Shipping. It is located on the East Coast, almost midway between Chennai and Kolkata, in the state of Andhra Pradesh, at latitude 17° 41' N and longitude 83° 18' E. It is a Premier Port having glorious record of handling the highest quantum of traffic, among major ports, consistently for four years.

- 2.1 It has 24 berths in the Inner Harbour with a water spread of 100 hectares and 7 berths in the Outer Harbour with a water spread of 200 hectares. The Inner Harbour can accommodate vessels up to 230 m LOA with draft up to 14.5 mts, while the Outer Harbour is capable of handling vessels up to 2,00,000 DWT having draft up to 18.10 m.

Besides the above two harbours, the port has a Fishing Harbour to accommodate fishing trawlers/boats.

- 2.2 The port has a network of roads, railway lines to cater to inter-modal transport for movement of cargo to and from the interland.

The Port handles a variety of cargo, which includes, among others, Iron ore, thermal coal, steam coal, coking coal, POL, fertilizers, containerized cargo etc. The port has adequate open and covered storage areas for storage of cargo.

The port has to its credit ISO: 9001 - 2015, ISO:14001– 2015 and OSHAS:45001 – 2018 international accreditation certificates.

- 2.3 The above said Function Halls and Sports Complex are situated at Salagramapuram area Visakhapatnam.

### 3.0 PURPOSE OF THE EOI

Through the EOI, Visakhapatnam Port Trust intends to seek information and identify business interests and implementable business modal which would help in generate more revenue to the VPT.

### STATEMENT SHOWING THE DETAILS OF OWNERSHIP & PLOT BOUNDARIES

1	Name of the party/Purchaser and Address:	Chief Engineer, Visakhapatnam Port Trust
2	Name/s of the reported owner/Names of Persons in whole names the property registered and address:	Visakhapatnam Port Trust
3	Approximate distance from the City Centre	2 KM distance to RTC Complex.
4	Situation/location/brief description of the Land /site and the building	Salagramapuram Area, Visakhapatnam,

### 4.0 WHO SHOULD RESPOND

- 4.1 VPT would welcome response to the EOI from:

- ☐ Real Estate Developers
- ☐ Logistics Service Provider
- ☐ Sports Academies
- ☐ Sports Agencies
- ☐ Events Management companies
- ☐ Business Establishment.

## 5.0 HOW TO RESPOND

- (a) The response to EOI shall be enclosed in a separate sealed envelope and shall be marked as **“Expression of Interest for Lease of Kalavani A.C Auditorium / Rajiv Gandhi Indoor & Outdoor Stadium / Sri Seetha Rama Kalyana Mandapam / Sagarmala Conventions Hall at Salagramapuram area in Visakhapatnam”**.
- (b) The EOI should be submitted in the format given at **Appendix-I and Annexure-1** in which relevant location drawings are attached. The proposal should be accompanied with a statement of relevant financial information pertaining to the audited annual accounts of the respondent for the last three years.
- (c) The language for submission of document shall be English. In case of any other language, English translation must be enclosed.
- (d) Any item of letter of response, which is not applicable to the respondent, should be written as Not Applicable.
- (e) All costs incurred by respondents in connection with the EOI shall be borne by respondents themselves.
- (f) The designated authority for clarification and submission of proposal is:
- CHIEF ENGINEER,  
AOB, 3<sup>rd</sup> Floor,  
Visakhapatnam Port Trust,  
Visakhapatnam - 530 035  
Email: [cevizagport@gmail.com](mailto:cevizagport@gmail.com)  
Ph.No. 0891 –  
2873353,3515,3366,3337
- (g) Respondents may seek any clarifications, if any, in writing by post, courier, facsimile, or e-mail at the above mentioned address.
- (h) Last date for submission of completed EOI is **12.01.2022** by 14:00 hrs. at above- mentioned address.
- (i) In case the respondent intends to give additional information for which specified space in the given format is not sufficient, it may be furnished in a separate sheet. Such information is to be given only if it is salient and directly pertinent to the EOI.
- (j) All the pages of the EOI and Annexure should be signed and the authorized signatory should countersign corrections and over writings.
- (k) VPT reserves the right to cross check and confirm the information/details furnished by the respondents in response to this EOI.
- (l) All the information submitted by the party through EOI will be kept as

strictly confidential by VPT and will not be shared with any other party.

#### **6.0 USE OF INFORMATION**

VPT reserves the right to use information received in the replies to EOI for further development of the project. Mere fact of responding to the EOI, however, shall not confer any right on the parties to preferential treatment at the subsequent bid / development stage.

#### **7.0 RESPONDENT'S RESPONSIBILITY**

It is expressly clarified that before submitting the EOI, the respondent must have carefully examined the contents of all the documents. Any failure to comply to do so will be at the respondent's risk.

#### **8.0 AMENDMENT**

VPT may modify the EOI by issuing an addendum before last date of submission of the Application. Any addendum thus issued shall be part of EOI and shall be posted on the website. Participants desirous of getting notified of such corrigendum/addendum through email may send such request through email to [cevizagport@gmail.com](mailto:cevizagport@gmail.com)

To give respondents reasonable time in which to take addendum into account in preparing their Applications. VPT may extend the last date of submission of response.

#### **9.0 LANGUAGE**

The response to EOI prepared and all correspondence and documents related to the EOI, and exchange by the respondent and VPT shall be in English. If another language is used, it must be accompanied by the translated version in English.

#### **10.0 SIGNATURE AND SUBMISSION**

All the responses must be submitted, duly signed by the Authorized Signatory under the Letter of response the format for which is provided at Form 1 of this document.

The signed proposal along with all the documentary evidence required of technical and financial capability and with all the Annexures filled and signed must be submitted on or before the prescribed date and time for the submission of EOI in this document.

## **11.0 GOVERNING LAW**

The governing law for the purpose of the process is the laws of India and courts of Visakhapatnam shall have full jurisdiction considering any matter arising out of this EOI and the process.

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## LETTER OF RESPONSE

### Appendix- I

Chief Engineer,  
AOB, 3<sup>rd</sup> Floor,  
Visakhapatnam Port Trust,  
Visakhapatnam -, 530 035

(Respondent to provide date and reference)

Dear Sir,

**Response To – Expression of Interest for Lease of Kalavani A.C Auditorium / Rajiv Gandhi Indoor & Outdoor Stadium / Sri Seetha Rama Kalyana Mandapam / Sagarmala Conventions Hall at Salagramapuram area in Visakhapatnam for Commercial Purpose (Functions, Meetings, Sports Activities and similar nature of activities etc.)**

We, the undersigned, offer the following information in response to the Expression of Interest sought by you vide your Notification No. \_\_\_\_\_, dated \_\_\_\_\_.

- (a) We are duly authorized to represent and act on behalf of \_\_\_\_\_ (hereinafter the "respondent")
- (b) We have examined and have no reservations to the EOI Document including Addenda No(s) \_\_\_\_\_.
- (c) We are attaching with this letter, the copies of original documents defining: -
  - i) the Respondent's legal status;
  - ii) its principal place of business;
  - iii) its place of incorporation (if respondents are corporations); or its place of registration (if respondents are cooperative institutions, partnerships or individually owned firms);
  - iv) Self certified financial statements of Last three years (2018-19, 2019-20, 2020-21), clearly indicating the financial turn over and net worth.
  - v) A statement of the locations we are interested in with details of land requirement/availability at each proposed location and proposed use; and
  - vi) A brief statement on the broad strategic intent and anticipated transport/logistics requirements. (Annexure-1)
  - vii) Copies of any market research, business studies, feasibility reports and the like sponsored by the respondent, relevant to the project under consideration
- (d) We shall assist VPT and/or its authorized representatives to obtain further clarification from us, if needed.
- (e) VPT and/or its authorized representatives may contact the following nodal

persons for further information on any aspects of the Response:

Contact 1	Name Address	Telephone 1	E - Mail
1. S.E-III	Sri. G V Satyanarayana A.O.B 3 <sup>rd</sup> floor	0891-2873332	
2. Sr.A.E.M	Smt. D. Rajeswari A.O.B 3 <sup>rd</sup> floor	0891-2873515	

(f) This application is made in the full understanding that:

- i) Information furnished in response to EOI shall be used confidentially by VPT for the purpose of development of the land.
- ii) VPT reserves the right to reject or accept any or all applications, cancel the EOI and subsequent bidding process without any obligation to inform the respondent about the grounds of same; and
- iii) We confirm that we are interested in participating in better utilization of the structures as per the locations wise details provided in the Statement annexed with this form as Annexure-I.

(g) We certify that our turnover and net worth is as under:

Financial Year	Turn over	Net worth
2018-19		
2019-20		
2020-21		

(h) The undersigned declare that the statements made and the information provided in the duly completed application are complete, true, and correct in every detail. We also understand that in the event of any information furnished by us being found later on to be incorrect or any material information having been suppressed, VPT may delete our name from the list of Respondents. We further understand that VPT will give first preference to the Investors considered relevant for the purpose. Our response is valid till (date in figures and words)

NAME.....

In the Capacity of

Signed

Duly

authorized to sign the response for and on behalf of .....

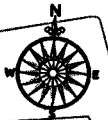
Date .....

**Annexure-I****Details of Locations, Land and Structures.**

Sl. No.	Location	Plinth Area of the Building/ Land area	Existing Usage	Purpose/Intended Proposed by the Bidder
1.	Kalavani A.C Auditorium and Kala Jyothi Open Air Theatre, in Sports Complex, Salagramapuram area,	Plinth Area = 4057.67 Sq.M in an extent of Ac.2.97Cts.	For Marriage functions, School and College annual day celebrations and similar nature of activities etc.	
2.	Rajiv Gandhi Indoor & Outdoor Stadium, Salagramapuram area, Visakhapatnam.	Plinth Area = 4000.00 Sq.M in an extent of Ac.36.75Cts.	For Indoor and Outdoor Sports Activities, Mass gatherings, Public Meetings and similar nature of activities etc.	
3.	Sri Seetha Rama Kalyana Mandapam and Sagari Open Air Theatre, Salagramapuram area, Visakhapatnam.	Plinth Area = 1543.00 Sq.M in an extent of Ac.1.57Cts.	For Marriage functions, School and College annual day celebrations and similar nature of activities etc.	
4.	Sagarmala Conventions Hall, Salagramapuram area, Visakhapatnam.	Plinth Area = 5338.00 Sq.M in an extent of Ac.1.87Cts.	For Marriage functions, School and College annual day celebrations and similar nature of activities etc.	



VISAKHAPATNAM PORT TRUST  
ENGINEERING DEPARTMENT



SKETCH SHOWING THE DETAILS OF KALAVANI A/C AUDITORIUM AT NEHRU SPORTS PLACE, VPT

PRIVATE  
APARTMENTS

VIP'S CAR PARKING

VIP'S CAR PARKING

AC PLANT

DINNING  
HALL

AC ROOF

TOILETS

KALA VANI  
A/C AUDITORIUM

KALA JYOTHI  
OPEN AIR THEATRE

LEGEND:



EXTENT : 2.97 ACRES.



VISAKHAPATNAM PORT TRUST  
ENGINEERING DEPARTMENT



SKETCH SHOWING THE DETAILS OF INDOOR AND OUTDOOR STADIUM AT SALAGRAMAPURAM AREA.

VACANT LAND  
PROPOSED FOR TENDERS  
(Ac 9.60 Cts)

LAND LEASED TO BARC  
(Ac 5.00 Cts)

RCM CHURCH

VACANT

BA. MENA. GAS. GODOWN

BA. STATION

BA. STATION

BA. STATION

ROAD

NARASIMHA NAGAR

PRIVATE  
APARTMENTS

PRIVATE  
APARTMENTS

KALA VANI  
AC AUDITORIUM

RAJIV GANDHI  
INDOOR STADIUM

DIAMOND JUBILEE  
CRICKET STADIUM

CENTRAL PLAZA

GARDEN

WOMEN'S CLUB

WOMEN'S CLUB

WOMEN'S CLUB

WOMEN'S CLUB

WOMEN'S CLUB

WOMEN'S CLUB

WOMEN'S CLUB

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WOMEN'S CLUB

WOMEN'S CLUB

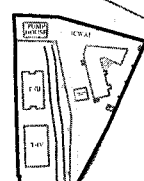
WOMEN'S CLUB

WOMEN'S CLUB

LEGEND:



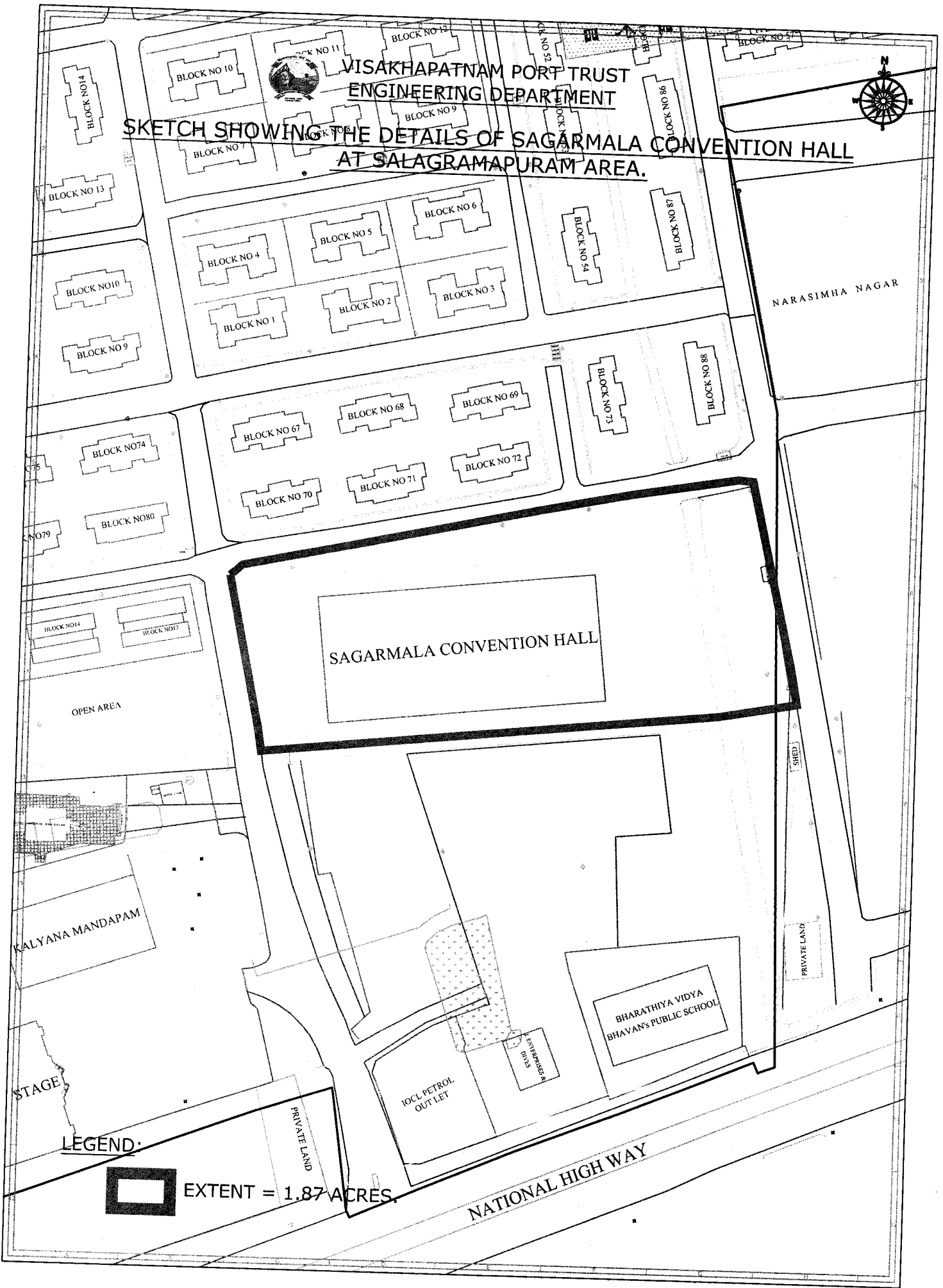
EXTENT = 36.75 ACRES.



WAY TO GURUDWARA JUNCTION

VISAKHAPATNAM PORT TRUST  
ENGINEERING DEPARTMENT

SKETCH SHOWING THE DETAILS OF SAGARMALA CONVENTION HALL  
AT SALAGRAMAPURAM AREA.



LEGEND:



EXTENT = 1.87 ACRES.

BLOCK NO 78



VISAKHAPATNAM PORT TRUST  
ENGINEERING DEPARTMENT



**SKETCH SHOWING THE DETAILS OF SRI SEETHA RAMA KALYANAMANDAPAM  
AT SALAGRAMAPURAM AREA.**

BLOCK NO14

BLOCK NO13

OPEN AREA

COMPLEX

BUILDING

WATER TOWER

SHED

WASTEWATER

KALYANA MANDAPAM

BUILDING

CHILDREN PARK

BLOCK NO 17,18,19,20

BLOCK NO 21,22,23,24

STAGE

BLOCK NO 31&32

BLOCK NO 33&34

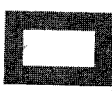
PRIVATE LAND

PRIVATE BUILDINGS

119.25

NATIONAL HIGHWAY

LEGEND:



EXTENT = 1.57 ACRES.