



**EXPRESSION OF INTEREST (EoI)**  
**FOR**  
**LICENSING OF RETAIL/COMMERCIAL,**  
**INSTITUTIONAL/OFFICE & RESTAURANT**  
**SPACE**

**PROPERTY: THE DECK, VMRDA, SIRIPURAM JUNCTION,  
VISAKHAPATNAM – 530003 ANDHRA PRADESH.**

**LAST DATE OF SUBMISSION: 28<sup>TH</sup> MAY 2025**

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**Visakhapatnam Metropolitan Region Development Authority (VMRDA)**  
**8<sup>th</sup> Floor, Udyog Bhavan, Siripuram Junction, Visakhapatnam – 530003**  
**Andhra Pradesh**

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**EXPRESSION OF INTEREST (EoI) FOR LICENSING OF RETAIL/COMMERCIAL,  
INSTITUTIONAL/OFFICE & RESTAURANT SPACE**

1. The **Visakhapatnam Metropolitan Region Development Authority (VMRDA)** is the urban planning agency of Visakhapatnam in the Indian state of Andhra Pradesh. It was formed by expanding the existing Visakhapatnam Urban Development Authority (VUDA). The VMRDA administers the Visakhapatnam Metropolitan Region, spread over an area of 7,328.86 km<sup>2</sup> (2,829.69 sq mi) and covers the districts of Visakhapatnam, Vizianagaram and Anaparthi. It was set up for the purposes of planning, co-ordination, supervising, promoting and securing the planned development of the Visakhapatnam Metropolitan Region. It coordinates the development activities of the municipal corporations, municipalities and other local authorities.
2. Visakhapatnam Metropolitan Region Development Authority (VMRDA) with its office located at 8th Floor, Udyog Bhavan, Siripuram Junction, Visakhapatnam – 530003 Andhra Pradesh (hereinafter referred to as “Authority”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and permitted assigns).
3. VMRDA developed the property named “The Deck” in a beautiful cruise ship shaped building with stunning views of the surroundings, adjacent to its office in Siripuram junction with a configuration of 3B+G+7+Terrace Floor with total BUA of **3,76,000 sqft**. VMRDA The Deck Building is strategically located at the city center of the Visakhapatnam city, which has the potential for a very efficient, scenic with a Bay of Bengal view and healthy office work environment.
4. VMRDA's "The Deck" in Vizag is a beautiful cruise ship shaped building with stunning views multi-level car parking and commercial complex located near the Beach Road, designed to improve urban mobility and address parking issues. It's a state-of-the-art facility with underground and overground parking, accommodating 440 cars and 250 bikes. The complex also boasts advanced amenities like a diesel generator backup, firefighting systems, and air conditioning, and offers stunning sea views and green zones.
5. VMRDA The Deck Building consists of Twelve (12) floors, of which the Authority intends to license out Five (5) floors to the Interested Applicant(s) (**refer Para 11. Clause (D)**) for running their offices/business in retail/commercial, institutional/office & restaurant space in the building.

6. VMRDA, invites EoI from the Interested Applicant(s) for licensing out the following Warm/Bare shell properties on monthly rental basis on “As is where is” & “As is what is” basis: **Office space admeasuring 1,80,180 Sq. Ft (Plinth Area) in 7 floors (including terrace floor) located at The Deck, VMRDA, Siripuram Junction, Visakhapatnam – 530003 Andhra Pradesh.**

S. No	Floor	Floor Type	Plinth Area (SFT)	VMRDA Upset Price Per SFT (Rs.)
1	Ground	Retail/Commercial Use	28,993	80
2	Third	Commercial Use/ Restaurant/Lounge Bar	24,473	75
2(a)	Third Deck	Restaurant/Lounge Bar	16,135	45
3	Sixth	IT/ITES/Bank	21,269	70
4	Seventh	IT/ITES/Bank	20,232	70
5	Terrace	Restaurant/Lounge Bar	19,548	40
<b>Total</b>			<b>1,30,649</b>	
Note: 1. <i>Third floor and third floor deck area will be treated as a combined license for any single entity.</i> 2. <i>In addition to the above, parking space of 20 cars per each 10,000 sft of licensed space will be made available without any additional charges.</i>				

7. In case more than one entity are licensed in a particular floor, the parking space will be allocated proportionately to such entities, provided that such allocation would be at the sole discretion of the VMRDA.
8. Preference shall be given to Interested Applicants desirous to occupy more than one floor or at least one complete floor, for the ease of efficient and smooth availability of the services points.
9. Interested Applicant fulfilling the eligibility criteria may submit their Expression of Interest (EoI) Floor wise for the Total Area of interest in the prescribed format along with the requisite documents on or before 28<sup>th</sup> May 2025 by 4.00 p.m. at the under given address.
10. Interested Applicant can download the EoI document from VMRDA website <http://vmrda.gov.in/>  
The duly filled in EoI may be submitted in a sealed envelope super scribing “**Expression of Interest for licensing of retail/commercial, institutional/office & Restaurant/lounge bar**”

**space for rent of the building The Deck, VMRDA, Siripuram Junction, Visakhapatnam – 530003 Andhra Pradesh” and to be delivered to the address “Visakhapatnam Metropolitan Region Development Authority (VMRDA), Secretary Office, 8th Floor, Udyog Bhavan, Siripuram Junction, Visakhapatnam – 530003, Andhra Pradesh**

## **11. Detailed process for submission of EoI**

- a) Interested Applicant may submit their EoI in the prescribed format provided at Annexure-I (Party’s Information), Annexure-II (Annual Turnover), Annexure-III (Floor Areas of Interest) & other requisite documents at the address mentioned above on or before 28<sup>th</sup> May 2025 by 4.00 p.m.
- b) Interested Applicant(s) may submit EoI based on their total requirement of the space on any one or more number of floors. However, VMRDA reserves the right to allot the premises on license to any party at its sole discretion.
- c) The Interested Applicant will have to submit self-attested copies of GST Registration Number, PAN/TAN Card, Certificate of Incorporation (if applicable), Shops & Establishment Registration, as may be applicable, Board resolution/Authority Letter/Power of Attorney (POA) approving participation and authorization for representing the entity/organisation/company along with their EoI.
- d) The following Interested Applicant(s) shall be eligible to submit their EoIs:
  - i. Central/ State PSUs and their subsidiaries/ joint ventures. (for IT/ITES/Bank floors)
  - ii. Scheduled Banks, both Governments owned as well as Private, except the Co-operative Banks (for IT/ITES/Bank floors)
  - iii. International bodies including Multilateral bodies
  - iv. Reputed IT/ITES companies (for IT/ITES/Bank floors)
  - v. Central/ State Government offices, Autonomous bodies/ Boards/ Councils/ Commissions/ Statutory bodies/ Regulatory bodies etc. running with the budgetary support of Government or controlled by the Government or set-up by a Government Act/Executive order. (for IT/ITES/Bank floors)
  - vi. Reputed private companies or organisations who are in retail/commercial businesses (for Retail/Commercial Use floors)
  - vii. Private entities running eateries/restaurant/lounge bars (for Restaurant/Lounge Bar for 3<sup>rd</sup>, 3<sup>rd</sup> Deck & terrace floor) and selection of this floor tenant is at the sole discretion of the VMRDA by taking additional specifications/requirements into consideration.

## **12. General Terms & Conditions towards EoI:**

- a) The EoI document may be downloaded from website <http://vmrda.gov.in/> and link for downloading the EoI will be available from 28<sup>th</sup> May 2025.
- b) In any case, the EoI received beyond the stipulated date and time will not be accepted.
- c) Applications which are incomplete in any respect including submission of certified copies of documents as asked for or those that are not consistent with the requirements as specified in this document or those that do not adhere to formats, wherever specified, may be considered non-responsive and may be liable for rejection and no further correspondences will be entertained with such entities. However, VMRDA reserves the right to ask for any other documents in addition to the documents submitted by the party.
- d) Mere submission of EoI does not qualify any party for allotment of premises. Selection of suitable parties shall be based on the evaluation of responses received in EoI.
- e) VMRDA may in its absolute discretion, update, amend or supplement the information, assessment or assumption contained in this EoI.
- f) VMRDA reserves the right to accept or reject any or all the offers without assigning any reasons thereof. No contractual obligation whatsoever shall arise from the EoI process unless and until a formal License Deed is executed between VMRDA and the Interested Applicant.
- g) Contact Persons: In case of any query, you may contact the following officials: Sri Murali Krishna, Secretary, VMRDA, +91 63099 11119
- h) All corrigenda or extension of scheduled dates or change in specifications or any other information will be uploaded for the information of the prospective Interested Applicant on VMRDA Website.
- i) Interested Applicant will be allowed to inspect the aforesaid property on any working day till the last day of submission of EoI within Office Hours i.e., 10 am to 5 pm with prior intimation. Interested Applicant may contact the following officials to facilitate the site visit: Sri Murali Krishna, Secretary, VMRDA, +91 63099 11119
- j) The interested Applicant should make their own independent inquiries and satisfy themselves about the access to the various floors for getting the floor spaces furnished/finished.
- k) VMRDA reserves the right to decide not to license or to license only a part of the premises or to decide the date of start of license or to reject any or all offers, without assigning any reason.
- l) VMRDA reserves the right to call for any clarification/ Additional papers/documents required for scrutiny from anyone interested in occupying the space in the building.

- m) The minimum period of license shall initially be for 6 years extendable to one another term of 6 years with the mutual agreement in writing, by both the parties. The license shall be subject to Lock-in-Period of 3 years.
- n) As per the going rates in the vicinity area of the similar spaces, VMRDA expects the Minimum Rent as per the above table in Para no.6 and additionally 15% maintenance charges will be charged on monthly rent for the Common Area Maintenance (CAM) of the building.
- o) The entities shall express their interest for the floor numbers/areas they are interested in to occupy in the given format. The payment of rent shall be by electronic mode only and no separate receipt shall be issued for each payment, but an annual statement shall be given, if required.
- p) The monthly license Rent shall be payable by 7<sup>th</sup> of each month and first such payment shall be made on or before the date of execution of the license Deed.
- q) The licensee shall be required to deposit Six Months' gross rent as Security Deposit within 30 days from date of issue of LoI (Letter of Intent) which shall be refunded at the time of termination of license without any interest after deducting pending dues & services, damages to the property, if any.
- r) License Deed is to be executed by licensee within 60 days of issue of letter of Intent by VMRDA.
- s) The license rent shall be revised @ 5 % every year on last paid rent and the licensee shall be required to pay such revised rent.
- t) The license deed shall be registered, and the expenses shall be borne by the licensee. The said property shall be used for the intended purposes only.
- u) The floors on offer for renting are in the form of Warm/Bare shells which will be furnished by the Interested Applicant as per their needs and uses. The furnishings/ installation may include like partitions, false ceiling, internal electrical wiring/fixtures, establishment of stand-alone data centre, finished flooring, furniture, and fixture etc. No modifications allowed to the building structure, toilets, power line systems etc., and an approval from VMRDA is required for the interior works.
- v) For applicants who are interested in taking 3<sup>rd</sup> floor & 3<sup>rd</sup> floor deck area for the purpose of establishing restaurant/lounge bar, it is to be noted that the kitchen area is to be placed on the south-west side deck part of the building.
- w) The Applicant shall be given a rent-free period of 2 months, from the date of signing of license deed to execute the interior works (on approval of VMRDA) for their rented office space/premises. No extension of this period will be given for any reason whatsoever.

- x) All the services such as electricity, air conditioning, solid waste disposal, water supply etc. will be provided at one source for the rentable floor/area. The applicants will be charged as per the smart metering, and they have to pay the charges as billed by the VMRDA.
- y) The licensee shall be required to pay all charges such as building maintenance, electricity, air conditioning & water charges etc. The licensor shall pay the property tax and building insurance only.
- z) Internal Security and housekeeping for the premises shall be the responsibility of the licensee.

### **13. Disclaimer:**

- a) The purpose of this document is to provide the Parties, with relevant information to assist the formulation of their EoI. Each Party should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this document and where necessary obtain independent advice from appropriate sources. VMRDA, its employees and advisors make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the document.
- b) VMRDA may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EoI.
- c) The issue of this EoI, does not imply that the VMRDA is bound to select a Party. No contractual obligation whatsoever shall arise from the EoI process unless and until a formal contract is signed and executed between VMRDA and the Interested Applicant(s).
- d) VMRDA reserves the right not to proceed with the EoI or invite it afresh with or without amendments at any stage without assigning any reasons thereof, or to change the process or procedure to be applied.

**VMRDA**

**ANNEXURE-I - DETAILS OF THE INTERESTED APPLICANT**

No	Description	Details (as applicable)
1	Name of the Applicant.	
2	Address	
3	Contact Details	
	a) Name of Contact Person	
	b) Tel. No. with STD Code	
	c) Mobile No.	
	d) E-mail Id	
4	PAN No./TAN No./CIN No./GST Regn. No./Shops & Establishment Regn. No. (Enclose copy of each document)	
5	Type of entity A) Indian Govt. Company/Public Sector Undertaking	
	B) Central/State Govt.	
	C) Private	
6	Company Registration Details	
7	Activities of the Entity	
8	POA/Authorization Letter (to be submitted)	
9	Any other information or remarks which the entity thinks are appropriate to disclose as per the transparency norms may be mentioned here.	

**ANNEXURE-II - ANNUAL TURNOVER FOR THE LAST 3 YEARS**

S. No.	Year	Turnover in Rs. (Cr)
1	2022-23	
2	2023-24	
3	2024-25	



**ANNEXURE-III - FLOOR/AREA OF INTEREST TO SUBMITTED BY THE  
INTERESTED PARTY AS PER THE BELOW FORMAT**

**Floor wise area statement is as under:**

<b>Floor No.</b>	<b>Plinth Area (SFT)</b>	<b>Intended area to be Taken on license by the entity (Sq. ft)</b>	<b>Applicant Preference of the floor (G, 3<sup>rd</sup>, 6<sup>th</sup>, 7<sup>th</sup> &amp; Terrace) &amp; Quoting Rate in Rupees Per SFT</b>
Ground	28,993		
Third	24,473		
Third Deck area	16,135		
Sixth	21,269		
Seventh	20,232		
Terrace	19,548		
<b>Total (sqft)</b>	<b>1,30,649</b>		

Date:

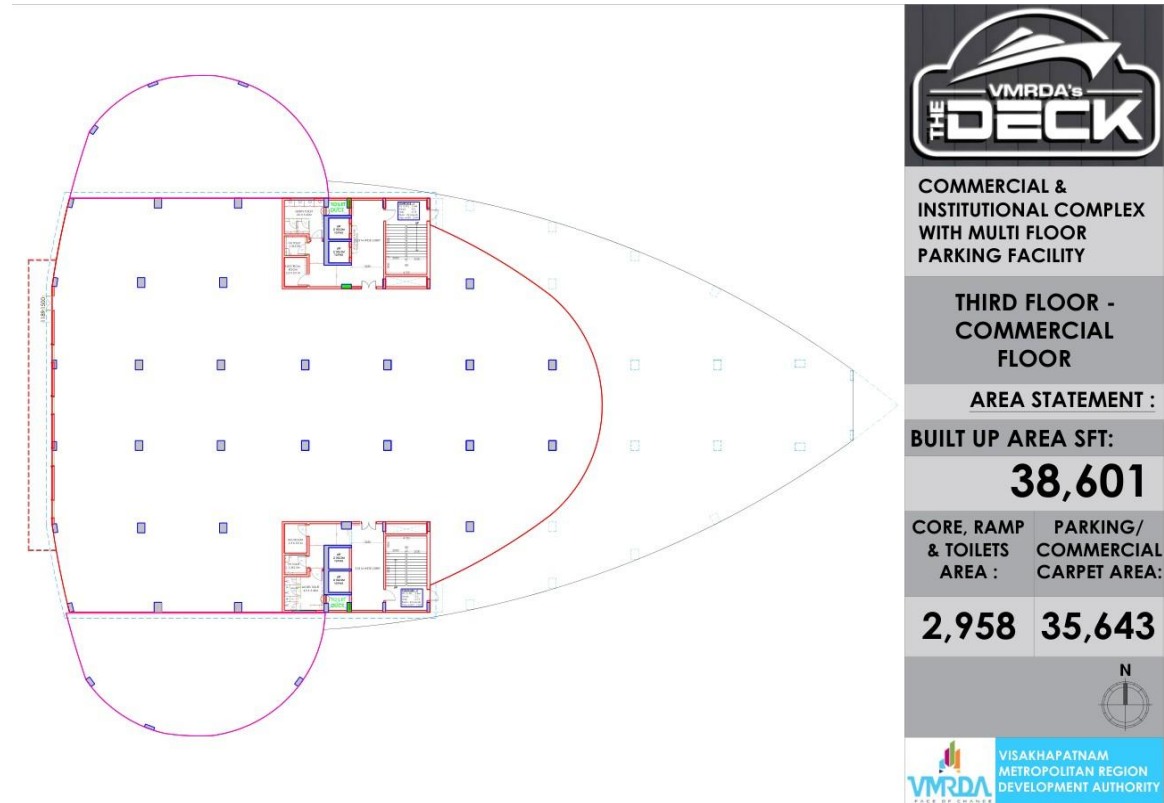
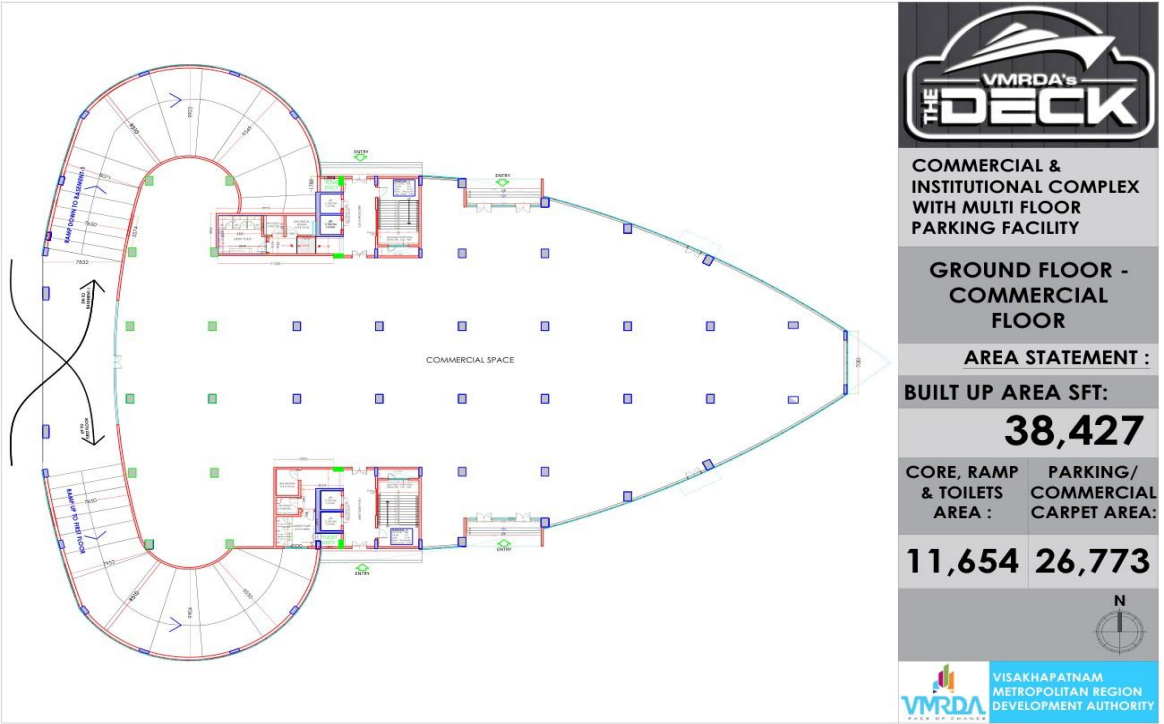
Place:

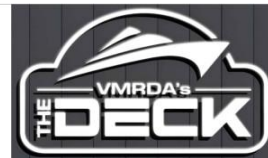
Signature of authorized person

Full Name & Designation:

Company's Seal

# LOCATION, FLOOR PLANS AND RENDERED VIEWS OF THE “VMRDA’s THE DECK” BUILDING





**FOURTH FLOOR -  
COMMERCIAL  
FLOOR**

22,243

2,958	19,285
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**FIFTH FLOOR -  
COMMERCIAL  
FLOOR**

21,990

2,958	19,032
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**COMMERCIAL &  
INSTITUTIONAL COMPLEX  
WITH MULTI FLOOR  
PARKING FACILITY**

**TERRACE FLOOR -  
COMMERCIAL  
FLOOR**

**AREA STATEMENT :**

**BUILT UP AREA SFT:**

**19,232**

**CORE, RAMP  
& TOILETS  
AREA :**

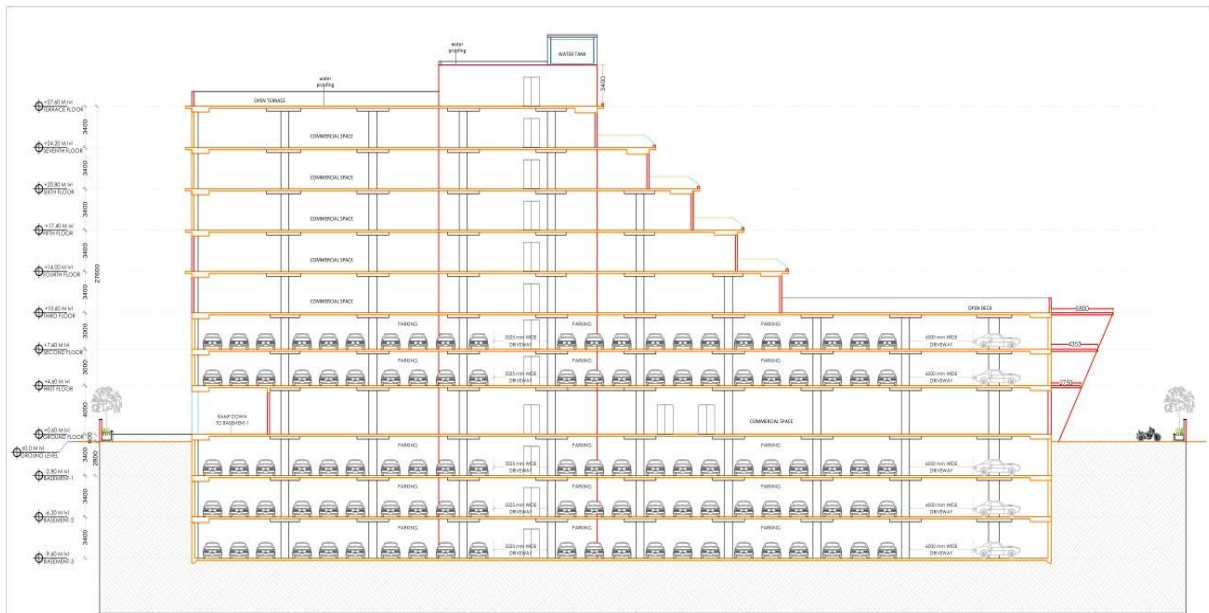
**2,958**

**PARKING/  
COMMERCIAL  
CARPET AREA:**

**16,274**



**VIRAKHAPATNAM  
METROPOLITAN REGION  
DEVELOPMENT AUTHORITY**



**SECTION XX'**



**COMMERCIAL &  
INSTITUTIONAL COMPLEX  
WITH MULTI FLOOR  
PARKING FACILITY**

**SECTION XX'**

**LONGITUDINAL  
SECTION**

**VIRAKHAPATNAM  
METROPOLITAN REGION  
DEVELOPMENT AUTHORITY**









