



**Expression of Interest (EoI) for Development
of Beach Facilities and Amenities in Wandoor
Beach, A&N Islands**

The last date for submission of Expression of Interest (EoI) for development of beach facilities and amenities in Wandoor Beach, A&N Islands on Built, Finance, Operate and Transfer (the "BFOT") invited by ANIIDCO has been extended from 04.03.2024 to 12.03.2024 by 3.00 pm.

Details of the EoI can be downloaded from the website
<https://aniidco.and.nic.in>

Executive Director (New Tourism projects),
ANIIDCO Ltd.

F. No. 1-1795/ANIIDCO/Projects/2023-24/4025 Dt.29.02.2024

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29/2/24

Gm (Project)



**ANDAMAN AND NICOBAR ISLANDS INTEGRATED
DEVELOPMENT CORPORATION LIMITED
(ANIIDCO)**

Expression of Interest

for

Development of Beach Facilities and Amenities

in

Wandoor Beach,

A & N Islands

Issued on: 31st January-2024

Reference No: F.No: 1-1795/ANIIDCO/Projects/2023-24/3310

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1. Introduction

The Andaman and Nicobar Islands Integrated Development Corporation Limited (“ANIIDCO”) invites Expression of Interest (EoI) for development of beach front facilities and amenities at Wandoor beach on Build, Finance, Operate and Transfer basis (the “**Project**”). The facilities and amenities include entrance gate, parking, tourist information centre, shacks, food joints, restaurants, emporium, drinking water kiosks, toilets, STP, changing rooms, locker rooms, gazebos, police booth, watch tower, sea beds with umbrellas, lighting and other ancillary facilities including site development (landscape – Softscape & Hardscape). A parcel of land measuring 2.32 hectares has been identified along the beach by Andaman & Nicobar Administration for the same. The Project proposal has to be in line with the design provided by ANIIDCO, which complies with the Shack Policy framed by the Administration. In addition, respective project components have to be grounded in solid economic feasibilities while taking into account the visioning and concept development for the site, feasibility and infrastructure. ANIIDCO shall obtain upfront all applicable clearances for the Project.

The Selected Bidder shall be responsible for development of the Project as described above and within the Framework of the Master Plan prepared by ANIIDCO and other Applicable Laws. The total estimated cost of the Project is Rs. 18.62 crores. The Selected Bidder shall finance the Project and shall be allowed to levy user charges in consultation with/or as decided by the Authority. However, the Selected Bidder shall be free to explore other remunerative activities subject to approval from competent authorities and decide the menu rate for the food of the restaurant, emporium, etc.

2. The Expression of Interest (EOI)

a. Beach front facilities and amenities at Wandoor beach as indicated in ***Schedule I, II & III.***

b. The purpose of this invitation is to obtain response from interested parties pertaining to the range of indicative project components, capital investment that can be proposed, suggestions for making this initiative a success and to obtain feedback on any other concerns/issues, if any are being anticipated.

- (i) **Schedule I: Details of the Site**
- (ii) **Schedule II: Master Plan of the Proposed Development**
- (iii) **Schedule III: Details of the Components**
- (iv) **Schedule IV: Indicative Terms and Conditions**
- (v) **Schedule V: Format of Expression of Interest**

c. ANIIDCO hereby clarifies the following:

- (i) This Expression of Interest (EOI) is not a pre-qualification/shortlisting process;
- (ii) Interested parties/firms are invited to submit their EoI in accordance with the terms specified herein
- (iii) ANIIDCO would subsequent to this EOI, take up a transparent and competitive bid process for selection of the Developer for development of the Project.

- (iv) The firms shall be responsible for all the costs associated with the preparation of their EoI. The ANIIDCO will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the EoI Process.
- (v) ANIIDCO has prepared this EoI Document to provide interested parties background information on the Project. While ANIIDCO have taken due care in the preparation of the information contained herein and believe it to be accurate, neither ANIIDCO, any of its authorities or agencies or 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 association with it.
- (vi) The information is not intended to be exhaustive. Interested parties are required to make their own inquiries before taking decision to submit their EoI. The information is provided on the basis that it is non-binding on ANIIDCO, any of its authorities or agencies or any of their respective officers, employees, agents or Advisors.
- (vii) ANIIDCO reserves the right not to proceed with any or all of the Project(s) or to change the configuration of the Project(s) or to change the process or procedure to be applied.
- (viii) ANIIDCO reserves the right not to take up the bid process for the Project.
- (ix) ANIIDCO reserves the right to annul the process without assigning any reason whatsoever.
- (x) The application should be type-written in English Language only.

4. Pre-Application Conference

The date, time and venue of the Pre-Application Conference through video conference shall be:

Date: 15.02.2024

Time:04.00 pm

Venue: through video conference (web link for participating in the Pre – Application Conference through video conference will be uploaded on the website <http://aniidco.and.nic.in>).

5. EOI submission

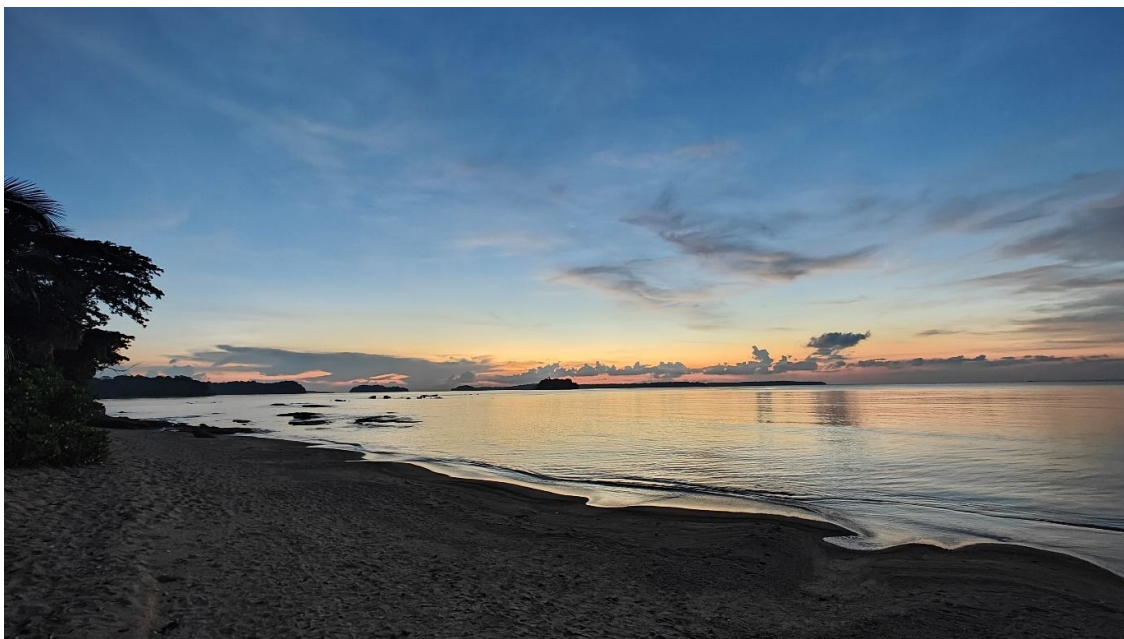
The duly filled in Expression of Interest should reach the office of ANIIDCO at the address given below only, latest by **03.00 pm on 04.03.2024**

The Managing Director
ANIIDCO Ltd.
Vikas Bhawan, Port Blair – 744101
Andaman & Nicobar Islands

6. Contact Details for queries and submission of EOI:

Executive Director, ANIIDCO Ltd., Port Blair
Tel: 03192 – 233089/232098, E-mail:aniidco@gmail.com

Schedule I: Details of the Site



The project site is of a total extent of 2.32 hectares within the CRZ - No Development Zone (NDZ) with numerous mature trees that needs to be protected and the sand dunes beyond the site should not be affected by the development. The site is relatively flat and the major parts is covered with bushes. The existing buildings (School, Community Hall, etc.) on the southern part of the site are presently used and need to be retained.



The site falls under Wandoor village which is in Ferrargunj Tehsil in South Andaman district. The site bound by:

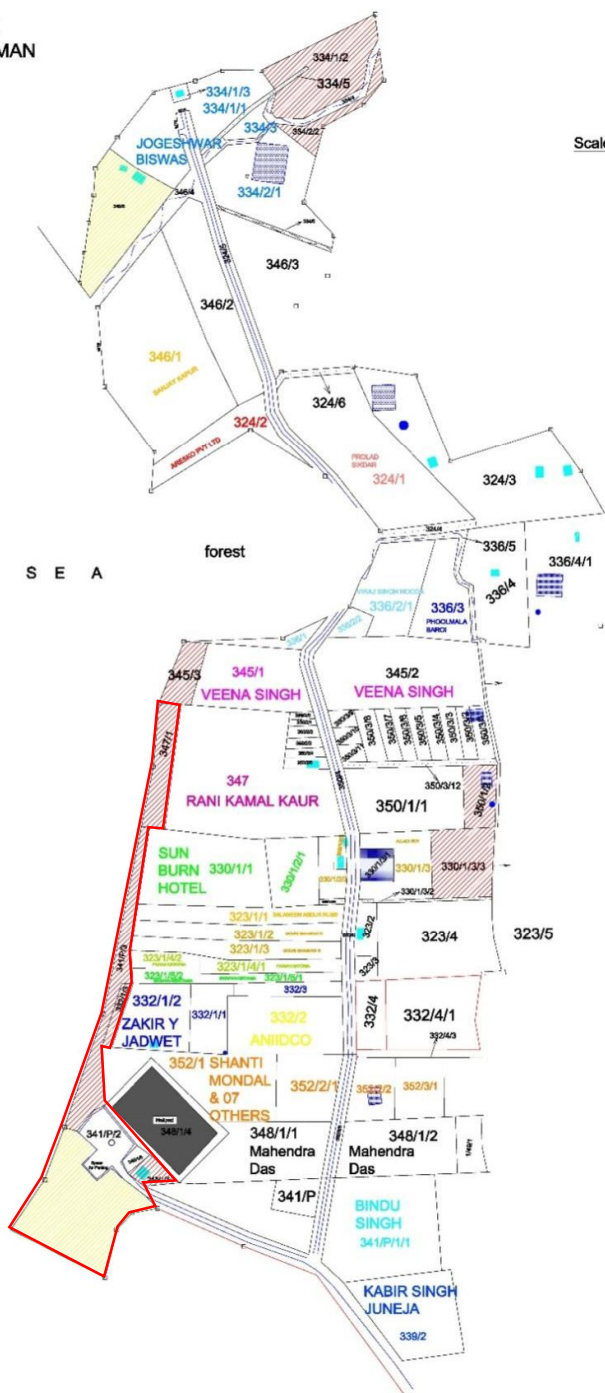
1. On the West, the site is bound by the sea with sandy beach
2. On the East, the site is bound by multiple privately owned plots
3. On the North, the site is bound by reserved forest land
4. On the South, the site is bound by the sea with a jetty

The site is accessible from the South East direction by the state highway (SH-8). The beach can be accessed from the entire western stretch of the site that measures a length of about 600 meters.

VILLAGE: WANDOOR
TEHSIL : FERRARGUNJ
DIST : SOUTH ANDAMAN



Scale : 1 cm = 50 mtr.

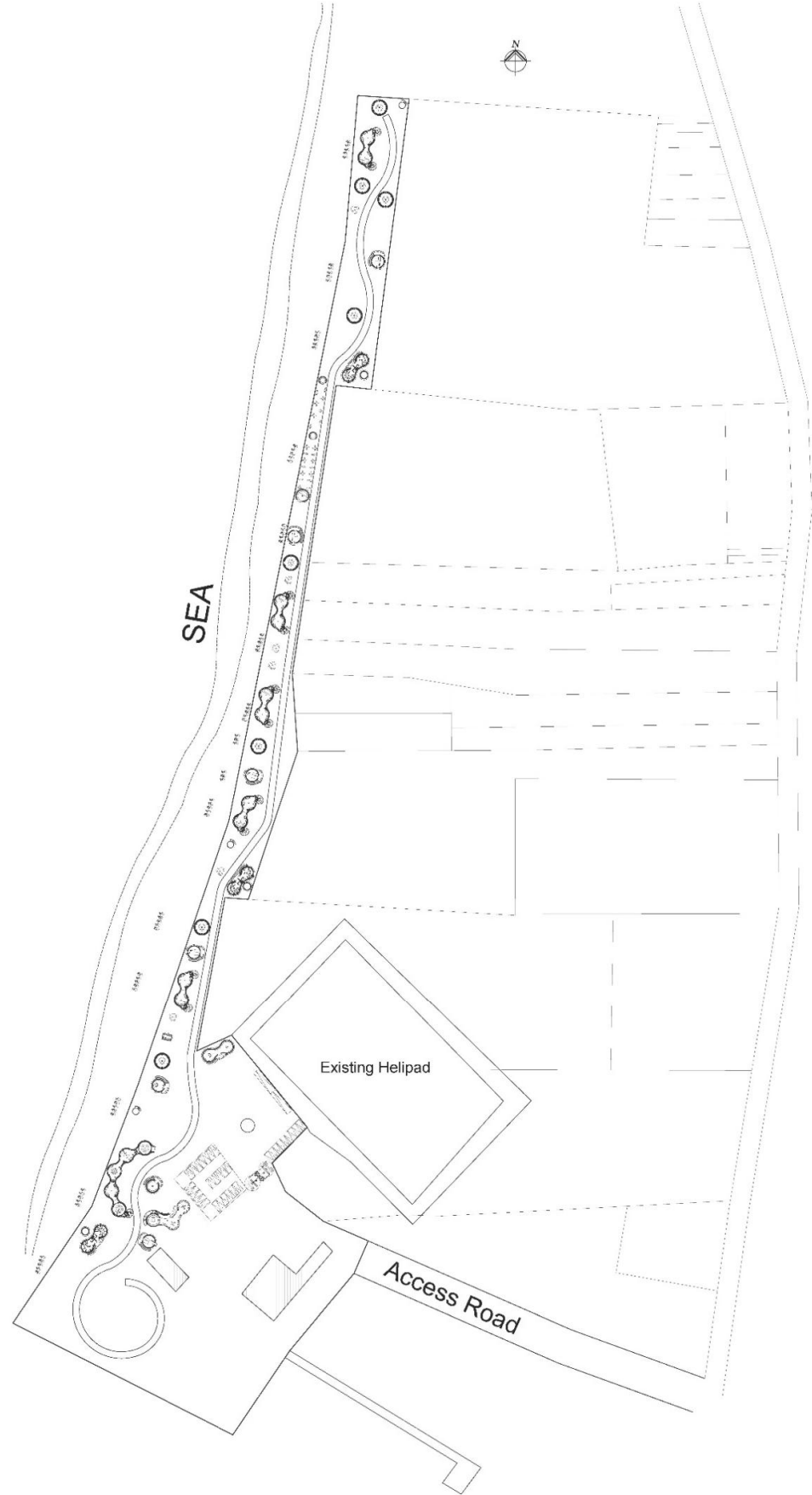


Site Details

1	Total Site Area	23,243.58 Sq. M.
2	Permissible FAR	150
3	Permissible Built-up Area	34,865.37 Sq. M.
4	Permissible Ground Coverage	50%
5	Permissible Height	15 M.
6	Proposed FAR	10.70
7	Proposed Built-up Area	2,470 Sq. M.
8	Proposed Ground Coverage	1703 Sq. M.
9	Proposed Height	9.5 M.
10	Applicable Clearances	EC, FC, CRZ

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Schedule II: Master Plan of the Proposed Development



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S. No.	Component	Quantity	Area (sq. m.)	Nature of Activity
1	Gateway	1	25	Public Amenity
2	Drinking Water Kiosk	5	175	Public Amenity
3	Toilets, Shower, Changing room & STP	3	270	Public Amenity
4	Tourist Information Centre & First Aid Facility	1	67	Public Amenity
5	Gazebo	8	240	Public Amenity
6	Police Booth	1	30	Public Amenity
7	Watch Tower	3	30	Public Amenity
8	Dustbins			Public Amenity
9	Benches			Public Amenity
10	Solar Street Lamps			Public Amenity
11	Solar Light Bollards			Public Amenity
12	Footpath			Public Amenity
	Total area		837	
	Development cost per sq. m. (Architecture + Interiors)			INR 50,000/-
	Total estimated development cost			INR 4,18,50,000/-

S. No.	Component	Quantity	Area (sq. m.)	Nature of Activity
1	Food Joints (3600mm dia)	3	36	Commercial
2	Food Joints (6000mm dia)	1	30	Commercial
3	Restaurant/Café/Bar	1	250	Commercial
4	Shacks (twin)	5	837	Commercial
5	Shacks (multi)	1	450	Commercial
6	Emporium	1	30	Commercial
7	Recliners	71		Commercial
8	Parking area			Commercial
	Total area		1633	
	Development cost per sq. m. (Architecture + Interiors)			INR 50,000/-
	Total estimated development cost			INR 8,16,50,000/-

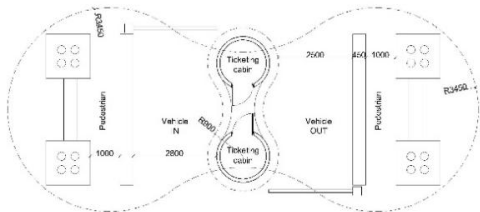
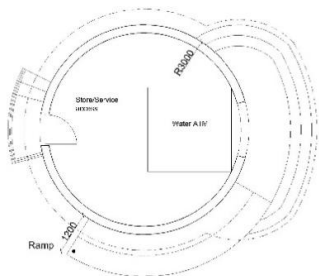
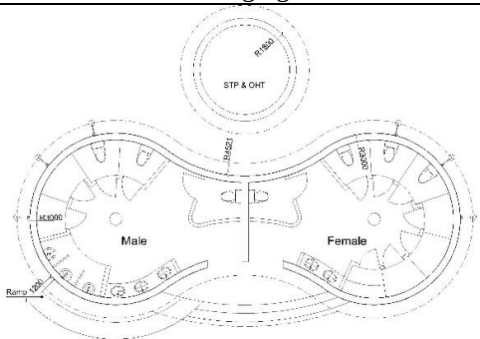
Estimated site development cost per sq. m. = INR 2700/-

Total estimated site developmental cost = INR **6,27,56,000/-**

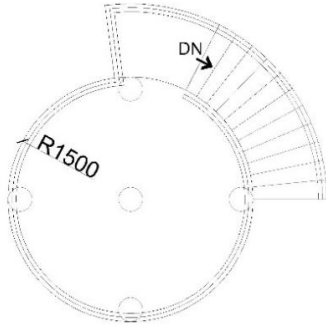
Grand total (Public & Commercial) = 2470 sq. m.

Total estimate cost of development = INR 18,62,56,000/-

Schedule III: Details of the Components
Components – Public Amenities

S. No.	Components		
1	Gateway to the Beach		
			
	Number of Units: 01	Unit Area: 25 Sq. M.	Total Area: 25 Sq. M.
	Material palette/specifications: Stone, Wood, Mud, Bamboo, Structural Aluminium, Glass, other sustainable/eco-friendly materials as per design requirement		
2	Drinking Water Kiosk		
			
	Number of Units: 05	Unit Area: 35 Sq. M.	Total Area: 175 Sq. M.
	Material palette/specifications: Stone, Wood, Mud, Bamboo, Structural Aluminium, Glass Bottles, Glass, other sustainable/eco-friendly materials as per design requirement		
3	Toilets, Shower, Changing room & STP		
			
	Number of Units: 03	Unit Area: 90 Sq. M.	Total Area: 270 Sq. M.
	Material palette/specifications: Stone, Wood, Mud, Bamboo, Structural Aluminium, Teracotta Jali, Glass, other sustainable/eco-friendly materials as per design requirement		

4	Tourist Information Centre & First Aid Facility
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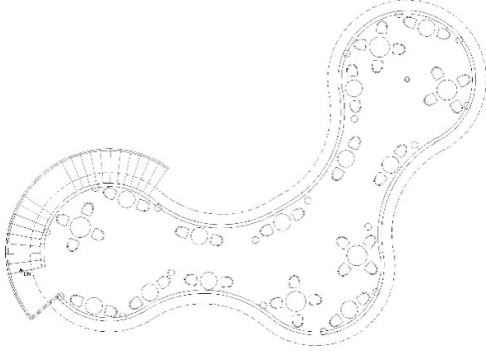
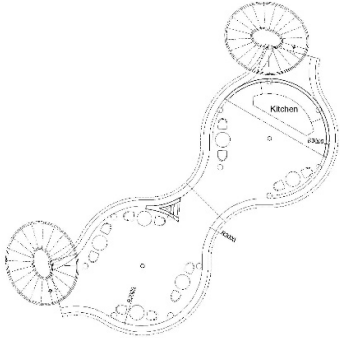
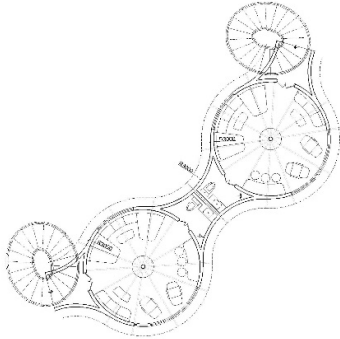
7	Watch Tower	 
	Number of Units: 03 Unit Area: 10 Sq. M. Total Area: 30 Sq. M.	
	Material palette/specifications: Stone, Wood, Bamboo, Structural Aluminium, other sustainable/eco-friendly materials as per design requirement	
8	Dustbins	
	Material palette/specifications: Wood, Structural Aluminium, other materials as per design requirement	
9	Benches	
	Material palette/specifications: Stone, Wood, Mud, Structural Aluminium, other sustainable/eco-friendly materials as per design requirement	

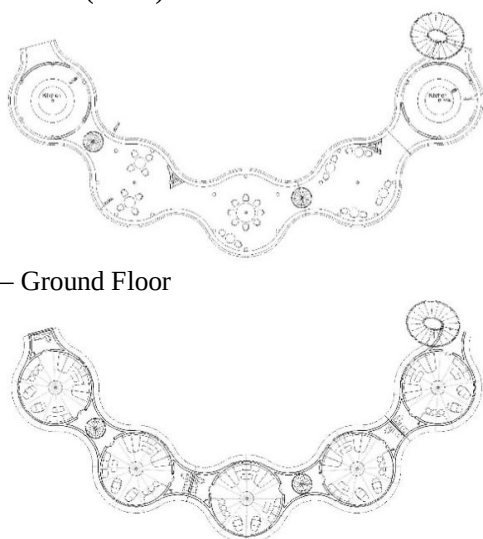
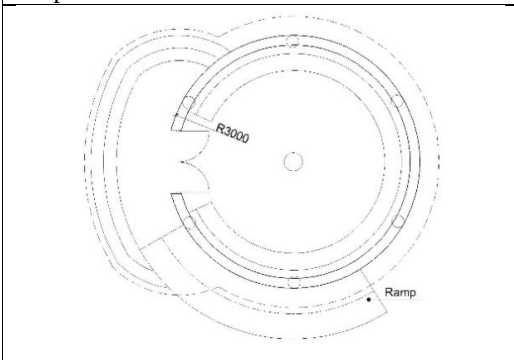
10	Solar Street lamps
	
	Material palette/specifications: Wood, Bamboo, Structural Aluminium, other sustainable/eco-friendly materials as per design requirement
11	Solar Light Bollards
	
	Material palette/specifications: Wood, Bamboo, Structural Aluminium, other sustainable/eco-friendly materials as per design requirement
12	Footpath/Pathway
	
	Material palette/specifications: Stone, Wood, Mud, other sustainable/eco-friendly materials as per design requirement

Components – Commercial activities

1	Food Joints (3600mm dia) Number of Units: 03 Unit Area: 12 Sq. M. Total Area: 36 Sq. M. Material palette/specifications: Stone, Wood, Mud, Bamboo, Structural Aluminium, Teracotta Jali, Glass Bottles, Glass, other sustainable/eco-friendly materials as per design requirement
2	Food Joints (6000mm dia) Number of Units: 01 Unit Area: 30 Sq. M. Total Area: 30 Sq. M. Material palette/specifications: Stone, Wood, Mud, Bamboo, Structural Aluminium, Teracotta Jali, Glass Bottles, Glass, other sustainable/eco-friendly materials as per design requirement
3	Restaurant/Café/Bar – Ground Floor

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	 – First Floor				
	<table> <tr> <td>Number of Units: 01</td><td>Unit Area: 250 Sq. M.</td><td>Total Area: 250 Sq. M.</td></tr> </table>	Number of Units: 01	Unit Area: 250 Sq. M.	Total Area: 250 Sq. M.	
Number of Units: 01	Unit Area: 250 Sq. M.	Total Area: 250 Sq. M.			
	Material palette/specifications: Stone, Wood, Mud, Bamboo, Structural Aluminium, Teracotta Jali, Glass Bottles, Glass, other sustainable/eco-friendly materials as per design requirement				
4	Shacks (twin)  – Ground Floor  – First Floor	  			
	<table> <tr> <td>Number of Units: 05</td><td>Unit Area: 168 Sq. M.</td><td>Total Area: 840 Sq. M.</td></tr> </table>	Number of Units: 05	Unit Area: 168 Sq. M.	Total Area: 840 Sq. M.	
Number of Units: 05	Unit Area: 168 Sq. M.	Total Area: 840 Sq. M.			
	Material palette/specifications: Stone, Wood, Mud, Bamboo, Structural Aluminium, Teracotta Jali, Glass Bottles, Glass, other sustainable/eco-friendly materials as per design requirement				

5	Shacks (Multi)			 
	– Ground Floor			
	– First Floor			
	Number of Units: 01	Unit Area: 450 Sq. M.	Total Area: 450 Sq. M.	
	Material palette/specifications: Stone, Wood, Mud, Bamboo, Structural Aluminium, Teracotta Jali, Glass Bottles, Glass, other sustainable/eco-friendly materials as per design requirement			
6	Emporium			
	Number of Units: 01	Unit Area: 30 Sq. M.	Total Area: 30 Sq. M.	
	Material palette/specifications: Stone, Wood, Mud, Bamboo, Structural Aluminium, Glass Bottles, Glass, other sustainable/eco-friendly materials as per design requirement			
7	Recliners			
	Material palette/specifications: Wood, Bamboo, Structural Aluminium, other sustainable/eco-friendly materials as per design requirement			

Schedule IV: Indicative Terms and conditions

The indicative terms and conditions for the Project are given below. It is clarified that the terms and conditions provided are subject to change and would be finalized at the time of issue of the bid documents for the specific projects.

Sl. No.	Category	Description
1.	Mode of development	Build, Finance, Operate and Transfer (the “BFOT”)
2.	Project terms	• Land would be provided for the Project on License basis on predefined terms. • No other development other than defined would be permitted. • Sub-License would not be permitted.
3.	Tenure of License/Concession	Upto 10 years.
4.	Selection of private partner for tourism project	Through a transparent and competitive bid process.
5.	Bid Parameter	Annual License Fee
6.	Project Funding	Shall be the responsibility of the selected Developer and no financial assistance shall be provided by ANIIDCO/Administration.
7.	Consortium permitted	Yes
8.	Bid Process	Bid process shall prescribe the following: • Transparent bidding procedure to be followed for submission of bids for the project. • Qualification criteria shall be prescribed in RFP for qualifying/shortlist eligible bidders. Qualification criteria would consist of financial criteria. • Only financial bids of qualified bidder shall be considered.

Schedule V: Format for Expression of Interest

V.1 Letter of Application

(On Letterhead, including full postal address, telephone, fax, e-mail addresses)

Date:

To,
Managing Director
ANIIDCO Ltd.,
Vikas Bhawan, Port Blair – 744101

Sir,

1. Being duly authorized to represent and act on behalf of,
The undersigned hereby apply expressing interest in developing the Tourism Project at [*insert location of project*].
2. Attached to this letter is a duly filled format for the Expression of Interest as prescribed by ANIIDCO Ltd., along with copies of original documents defining:
 - a) The Applicant's legal status;
 - b) The principal place of business;
 - c) All documents as specified in EOI
3. ANIIDCO Ltd. and its authorized representatives are hereby authorized to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this application, and to seek clarification from client regarding any aspects. This letter of Application will also serve as authorization to any individual or authorized representative of any institution, to provide such information deemed necessary to verify statements and information provided in this application, or with regard to the resources, experience, and our competence.
4. This application is made in the full understanding that:
 - a) ANIIDCO reserves the right to reject or accept any application, cancel the process, and reject all applications; and
 - b) ANIIDCO shall not be liable for any such actions and shall be under no obligation to inform the Applicant of the grounds for them.
5. The undersigned declare that the statements made and the information provided in the duly completed application are complete, true, and correct in every detail.

Signed
Name
For and on behalf of

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V. 2 Details of Applicant

I. a) Name:

b) Address of the corporate headquarters and its branch office(s),if any, in India:

c) Date of incorporation and/or commencement of business:

d) Nature of Applicant (whether Public or Private Company, Proprietorship Firm, Partnership)

2. Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Project:

3. Details of individual(s) who will serve as the point of contact/ communication for the Authority:

a) Name:

b) Designation:

c) Company:

d) Address:

e) Telephone Number:

f) E-Mail Address:

4. Previous experience in tourism projects:

Please include details such as

a) Project type:

b) Location and extent of Land:

c) Capital investment in project:

d) Years of operation:

e) Indicative Turnover for last three years of operations of Tourism project(s):

V.3 Project Understanding

The details of the proposal shall be provided for the Project location as indicated in **Schedule I: Sites**. The EOI shall contain a write-up on the proposed project and providing the details indicated below.

i) Your understanding on the Project, suggestions on facilities that can be proposed, Brief on Concept of Development:

a) Brief description of proposed project components:

a) Indicative project cost/proposed investment:

b) Indicative timeline for development of the proposed facilities:

c) Indicative likely revenue streams/ turnover of project/ avenues for returns on investment and Comments on Bidding Parameter including Contract Period:

d) Tourism potential and benefits (including potential employment generation):

e) Feedback on any other concerns/issues, being anticipated, if any; and suggestions for mitigating the same:

f) Suggestions/support required (excluding funding) for making this initiative development a success:
