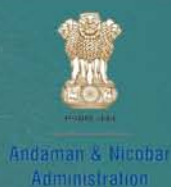




# Development of Eco Tourism Projects in Andaman Islands

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Project Information Memorandum (PIM)  
December 2023



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The objective of this document is to provide preliminary information memorandum (PIM) document on the development of sustainable eco-tourism projects in Andaman & Nicobar Islands to potential investors and other stakeholders to facilitate their evaluation of the investing opportunity in the Project. The Union Territory of Andaman & Nicobar is represented through Andaman and Nicobar Islands Integrated Development Corporation Limited (ANIIDCO) respectively and are hereinafter referred as the Authority.

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# 1. Background

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## 1. 1 About Andaman & Nicobar Islands

The Andaman & Nicobar Islands (ANI) is a union territory of India. This territory is known as A & N Islands, or ANI. It is located in the Indian Ocean, in the southern reaches of the Bay of Bengal, nearer to Indonesia and Thailand. This comprises of two island groups - the Andaman Islands and the Nicobar Islands - which separates the Andaman Sea to the east from the Indian Ocean. These two groups are separated by the 10° N parallel, the Andamans lying to the north of this latitude, and the Nicobars to the south. The capital of this territory is the Andamanese town of Port Blair. There are 836 Islands/Islets/Rocky Outcrops in the territory, of which only some 31 are permanently inhabited.

The smaller Nicobars comprise of some 22 main islands (10 inhabited). The Andamans and Nicobars are separated by a channel (the Ten Degree Channel) some 150 km wide. The territory's population as per the most recent (2011) Census of India was 3,79,944 and the literacy rate is 86.27%. Added together, the total land area of the territory is approximately 8,249 sqkm. The total area of the Andaman Islands is 6,408 sq. km and that of the Nicobar Islands is 1,841 sqkm approximately. Hindi and English are the official languages of the islands.







## 1.2 About Island Development

Based on its vision of leveraging the potential of these islands and to position them on par with international tourism and trade destinations, Gol has initiated plans to develop these islands.

With “Holistic Development of Islands” (HDI), the Government of India (Gol) started an initiative of sustainable development targeted through focused development for strengthening basic infrastructure, boost local economic activity, augment the connectivity, and promote use of newer initiatives especially green jobs. The aim is to also promote carrying capacity based eco-tourism development within Andaman Islands and Lakshadweep Islands.

Gol has set-up Island Development Agency (IDA), an Apex Body and NITI Aayog is providing guidance for implementation of the projects. For Andaman Islands, eco-tourism projects on PPP mode has been proposed to be implemented in phased manner on different islands. Simultaneously, the master plan for island development has also identified infrastructure projects to strengthen the connectivity as well as augment basic infrastructure to support the tourism development as well as provide better basic services to the tourists visiting the islands.





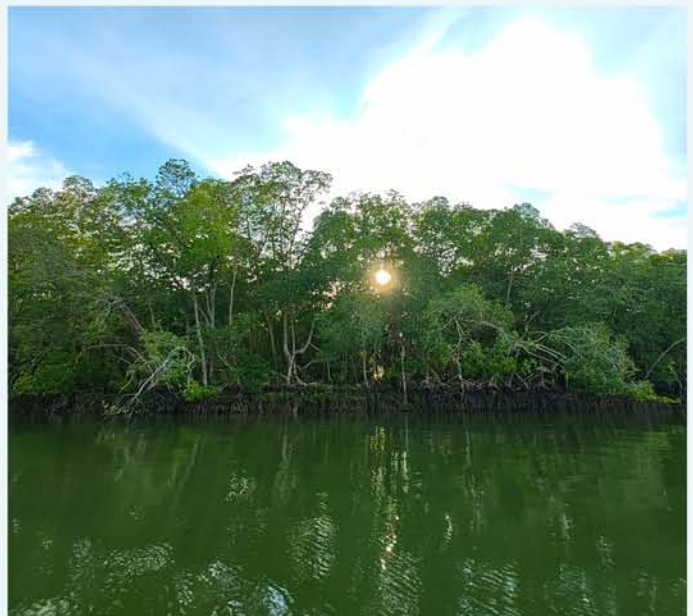
### 1.3 Existing Tourism Sector in Andaman

Andaman and Nicobar Islands, with a long list of paradisiacal beaches, offers a wide range of tourism experience.

The islands have diversified tourism sectors attracting tourists from all over the world. The Andaman tropical evergreen rain forests, white sandy beaches, serpentine mangrove-lines creeks, marine life abounding in rare species of plants, animals, corals, etc., provide an assortment of experience to the tourists.

While the islands house historical monuments, museums to cater to history lovers, it also has availability of diverse adventure activities like sea walk , scuba diving , snorkeling, trekking, sport fishing, sea kart, etc. to cater to the need of sports enthusiasts.

The water-sport industry has been given a big boost and water-sport regulations and guidelines have been simplified, duly considering the safety aspect of users while honouring operator's interest. The islands have witnessed an increase in number of licensed diving centres, whereas adventure products like sea walk, sport fishing and para sailing have been newly introduced.



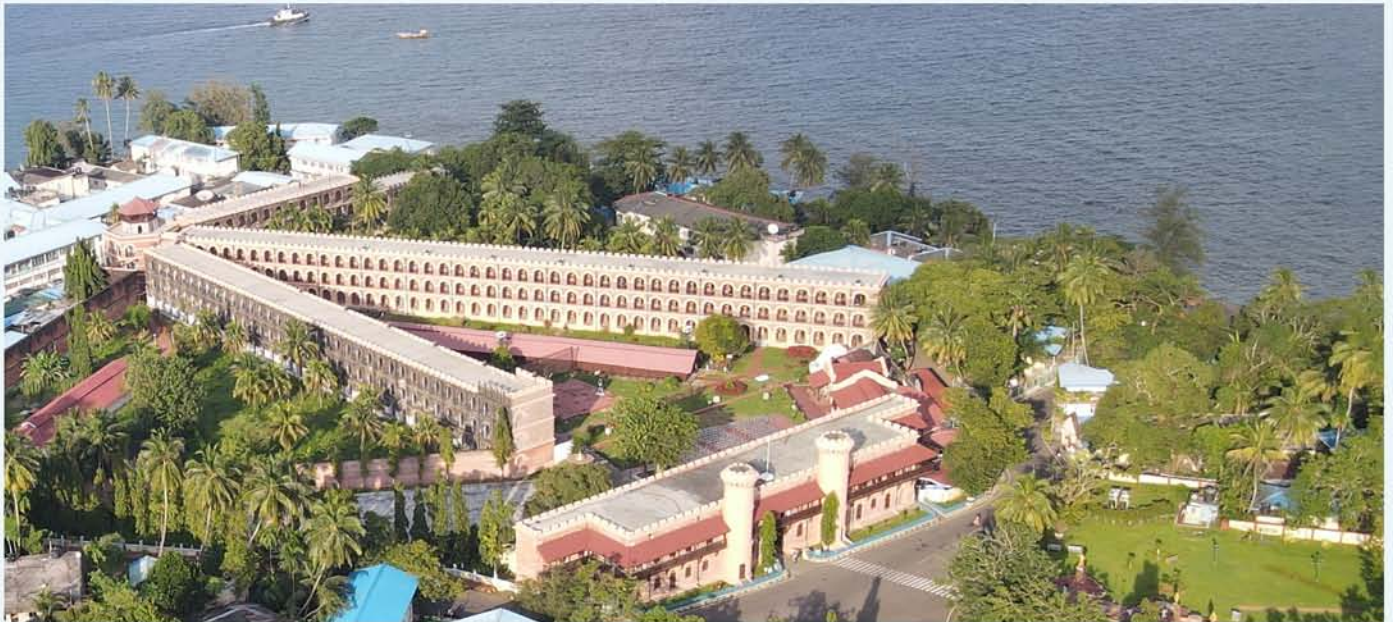


### 1.3.1 South Andaman

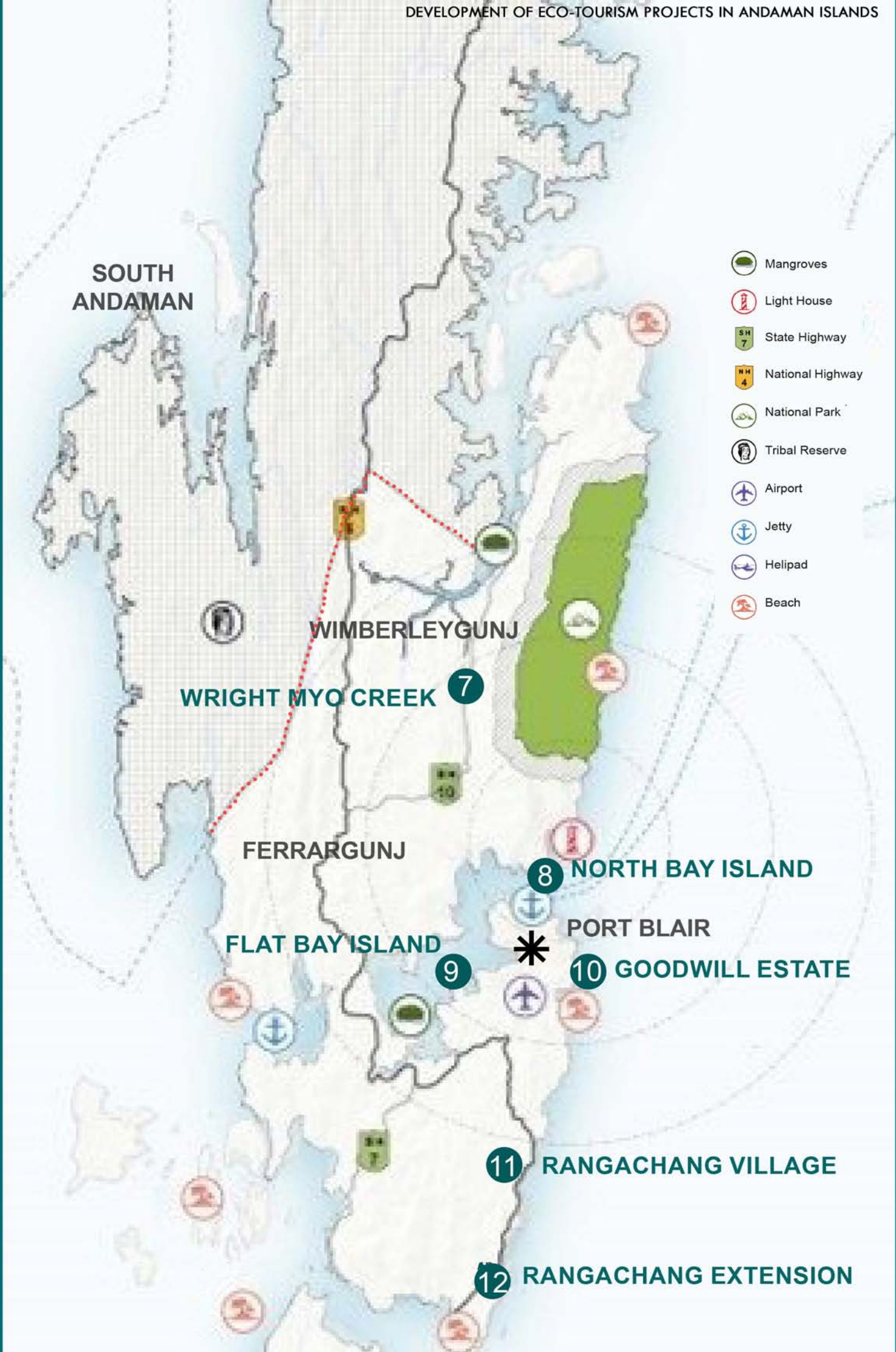
South Andaman is the most developed and popular part of the Andaman Islands when it comes to tourism. It serves as the gateway for most tourists visiting the Andaman and Nicobar Islands, as the capital city, Port Blair, is located here. South Andaman offers a wide range of attractions and activities for travelers. Places of tourist interest in South Andaman are Swaraj Dweep (Havelock Island), Shaheed Dweep (Neil Island), Radhanagar beach,

Elephant beach, Kalapathar beach, Bharatpur beach, Sitapur beach, Laxmanpur beach, Red Skin Island, Mt. Manipur, Chatham Saw Mill, Corbyn's Cove Beach and Cellular Jail among others.

In 2004 Radhanagar beach was bestowed for the title of 'Asia's Best Beach' and the world's seventh most spectacular beach by Times Magazine and has also received prestigious 'Blue Flag' certification.







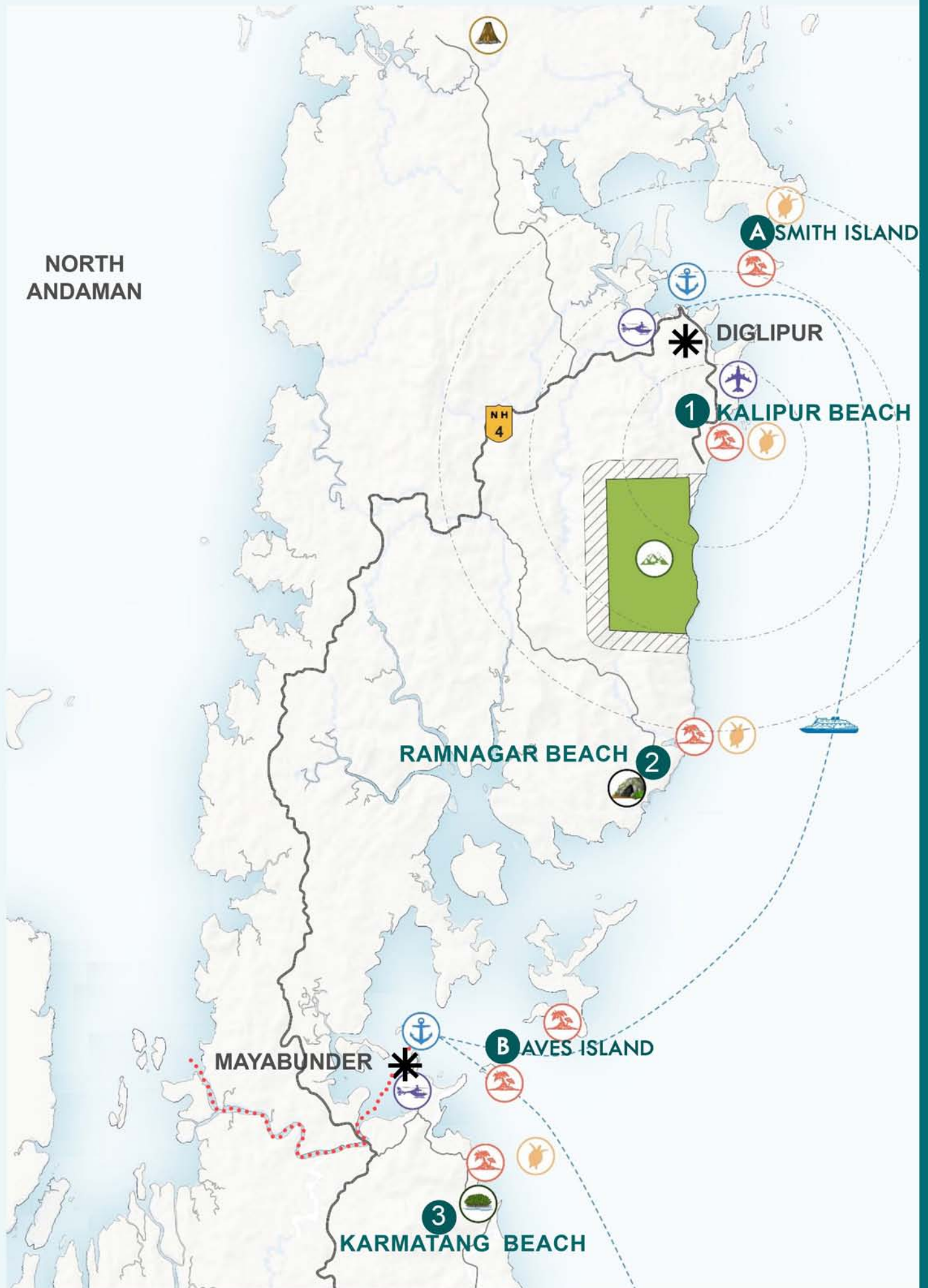
### 1.3.2 North Andaman

North Andaman is considered a relatively unexplored and less touristy part of the Andaman Islands, offering travelers a serene and less crowded alternative. Some of the more popular places of tourist interest in North Andaman are Ross & Smith Island,

Saddle Peak (highest peak of Island), Kalipur & Ramnagar beach for turtle nesting, Mud Volcano, Limestone caves and Karmatang beach, apart from the town of Diglipur and abundant forests that can host nature treks and related activities.









### 1.3.3 Middle Andaman

Middle Andaman offers a blend of natural beauty, cultural experiences, and adventure opportunities for travelers. While it may not be as developed for tourism as South Andaman, it has its own unique attractions and experiences. Places of tourist interest in Middle

Andaman are Baratang Island, Cutbert Bay Beach, Dhani Nallah Mangrove walkway, Morice Dera beach, Aamkunj beach, Lalaji bay beach, Guitar Island, Parrot Island, Long Island, North Passage Island, Yerrata Jetty and Merk Bay beach.







## 1.4 Tourism Growth in Andaman and Nicobar Islands

Andaman & Nicobar Islands host variety of tourists who visit the islands for recreation, natural and cultural heritage, health and wellness purposes. The region is identified as an eco-friendly tourist destination with tropical rain forests of Andaman, silver sandy beaches, mangrove creeks, marine life abounding in rare plant species, birds, corals, etc., providing visitors with an unforgettable experience.

The peak season comprises September March months, witnessing close to 65% of overall tourist footfall. Tourist footfall witnessed an upward trend between FY15 to FY20 recording CAGR of 11.7 %. However, from 2020-21, the region witnessed a steep drop

in the footfall (64%) as an impact of the COVID-19 pandemic. Andaman & Nicobar Islands tourism and hotel industry is expecting recovery in coming years, with footfall expected to reach over 8 lakhs by FY 27 driven by inherent demand & upcoming tourism initiatives. This will be reinforced by the growing popularity of the region as an 'island destination', recent augmentation in cruise services to enhance intermodal connectivity between islands, increase in the frequency of flights and ships to and from the Indian mainland, recent augmentation in hotel projects on other islands, preferences and demands from 'LTC' segment tourists and adventure sports offerings.

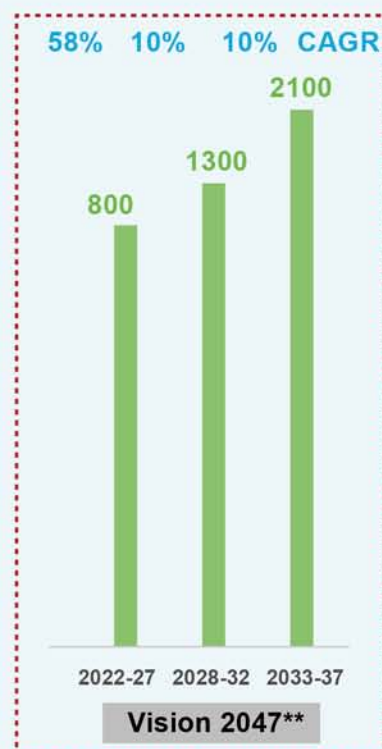
### Tourist Arrivals Trend in ANI (Last 8 Years)\*

Y-o-Y growth 5.8% 34.4% 17.4% 0.2% 1.0% 84.4% 3.2%



\*Source: Data received from ANIIDCO

\*\*Source: Vision 2047 Document of ANI





## 1.5 Positioning Andaman as a destination

Vision aims at promoting sustainable and responsible tourism while preserving the unique natural and cultural heritage of the islands. The A&N Administration has the vision to develop the Islands as an up market Island destination for both domestic and international tourists. Sustainable development of tourism infrastructure will endorse socio-economic development of the islands through employment generation.

Andaman and Nicobar Islands are located very close to the South East Asian international tourist destinations of Langkawi, Phuket, Singapore, Kuala Lumpur, and Indonesia. Currently India is by far the largest source market for tourism to the Andaman Islands.

The Indian market will likely remain the largest source market for the foreseeable future. However, there is also significant potential for international travel to the Andaman Island. In the midterm, East Asia and South East Asia markets are likely to be the biggest potential source markets. Attracting these markets requires improvements in air connectivity, new and upgraded tourism products and marketing and promotion. The intention therefore is to position the island globally and not just locally. Opening up of the islands to an international audience directly from Southeast Asia will broaden tourism prospects.











## 2.1 Regional Connectivity

The Andaman Islands are connected to the mainland through sea and air routes. Both these modes are essential for the development and growth of the island, but air transport has greater significance considering tourist inflow. Multiple airlines operate flights connecting the island with other parts of the country.

### Air

The existing Veer New Savarkar International airport connects Port Blair with other parts of the country. To reach Port Blair, flights are originating from Chennai, Kolkata, New Delhi, Bangalore, Mumbai, Hyderabad and Vishakhapatnam. Foreign chartered planes are permitted to land subject to fulfillment of guidelines of the Directorate General of Civil Aviation. The new integrated terminal building has been inaugurated by Hon'ble Prime Minister recently which will boost air traffic and hence enhance

tourism in the region. A & N Administration in association with CII is preparing a plan for reaching out to airlines for introducing international flights to South East Asian countries.

### Sea

Passenger/Cargo ship services are available to Port Blair from Chennai, Kolkata and Vishakhapatnam. The voyage takes approximately 50- 60 hours.







Map showing air and water connectivity (Domestic)

## 2.2 Local Connectivity

### Air

Helicopter Service is available for inter-island transport in the Islands operated by Pawan Hans. Govt. of India under UDAN Scheme is planning to start seaplane operation to Shaheed Dweep, Swaraj Dweep & Long Island and fixed wing aircraft to Diglipur, Car Nicobar & Campbell Bay.

### Road

Andaman Trunk Road (NH-4) is the major road in Andaman running through the islands from Port Blair to North Andaman and has a length of 330 kms. Rural roads are linking villages to Andaman Trunk Road and National Highway. Public transport services are provided by State Transport Service (STS) and private bus operators provide services on Port Blair – Diglipur, Port Blair – Mayabunder and Port Blair – Rangat route on daily basis.



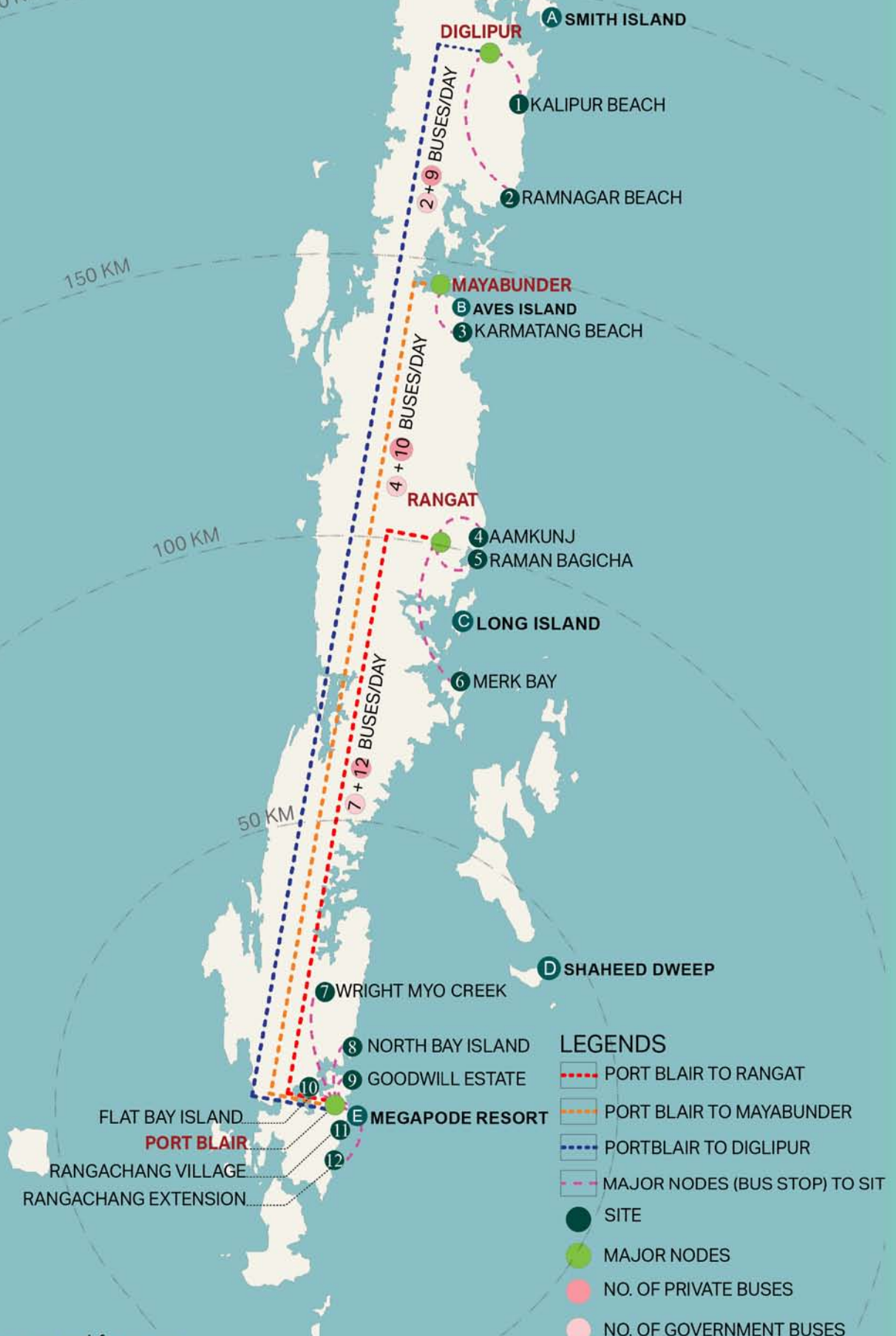


200 KM

150 KM

100 KM

50 KM

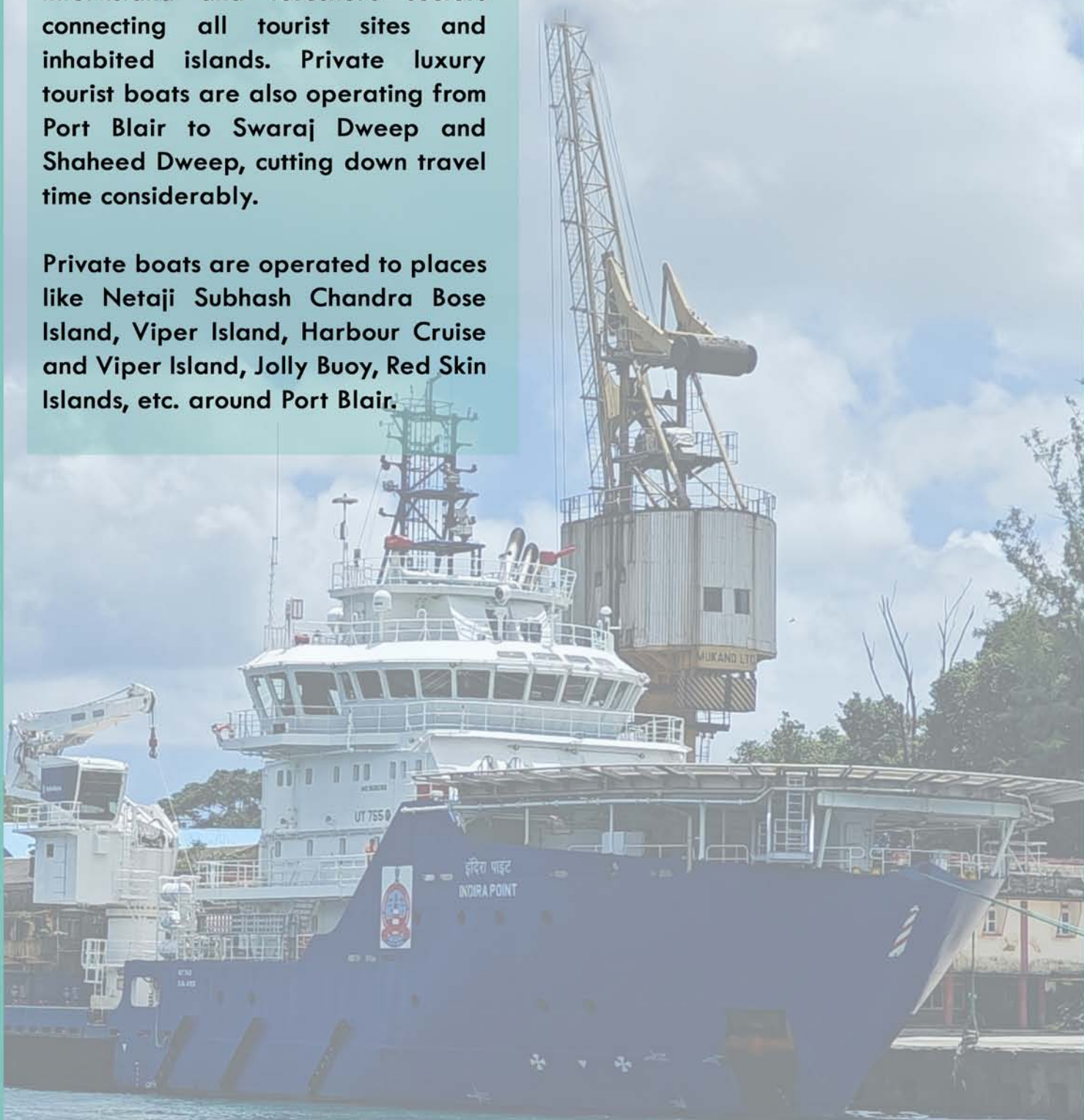


Map showing bus route and frequency between South, Middle and North Andaman.

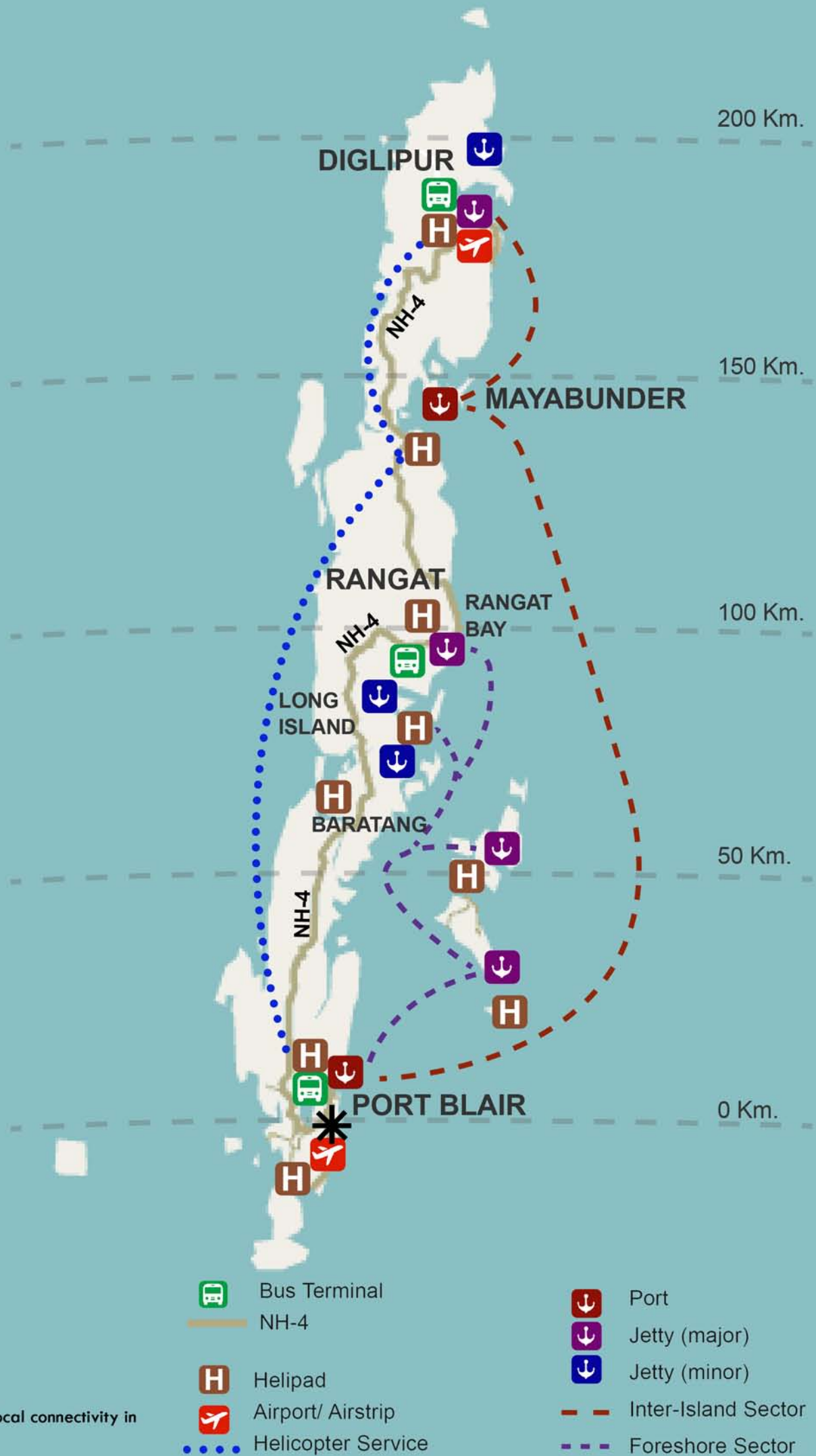
## Sea

The Directorate of Shipping Services (DSS), Andaman and Nicobar Administration operates regular ferry service from Port Blair for inter-island and foreshore sectors connecting all tourist sites and inhabited islands. Private luxury tourist boats are also operating from Port Blair to Swaraj Dweep and Shaheed Dweep, cutting down travel time considerably.

Private boats are operated to places like Netaji Subhash Chandra Bose Island, Viper Island, Harbour Cruise and Viper Island, Jolly Buoy, Red Skin Islands, etc. around Port Blair.







## 2.3 Infrastructure strengthening projects and other tourism projects & policy initiatives

To provide essential thrust for development of eco-tourism projects/ investment opportunities, the ANI Administration have identified infrastructure projects related to connectivity, power, water supply, sanitation, etc. These projects are proposed to be taken on a priority basis so that other development as well as tourism sector projects planned to be implemented on PPP gets required supporting ecosystem.

The list of infrastructure projects undertaken/planned to be fast-tracked for implementation across Andaman and Nicobar Islands is presented in table below:

### SUBMARINE CABLE CONNECTING A & N ISLANDS



Prime Minister of India on 10.08.2020 dedicated to the nation the Submarine Optical Fiber Cable (OFC) connecting A & N Islands to mainland India. The submarine cable has enabled high speed broadband connectivity in A&N Islands

### NEW AIRPORT TERMINAL BUILDING IN PORT BLAIR



Prime Minister of India on 18.07.2023 inaugurated the new integrated terminal building of Veer Savarkar International Airport, Port Blair capable of handling 15 lakhs passenger annually. The spacious new integrated terminal building will boost air traffic and help to enhance tourism in the region.

### CONNECTIVITY UNDER UDAN SCHEME



The Passenger Terminal at Shibpur airport has been completed and handed over to AAI. Under Regional Connectivity Scheme-UDAN the plan is to operate fixed wing aircraft from Port Blair to Shibpur (Diglipur), Car Nicobar and Campbell Bay. For operation of sea plane, construction of waterdromes are being undertaken in Shaheed Dweep, Swaraj Dweep and Long Island for which requisite environmental clearance has been obtained and the work for land side and seaside development have been awarded.

### UPGRADATION OF ANDAMAN TRUNK ROAD, NH-4



To strengthen road connectivity from Port Blair to North & Middle Andaman connecting the existing Andaman Trunk Road is being upgraded including construction of bridges over Middle Strait Creek and Humphery Strait Creek. The construction of Humphery Strait Creek has been completed and the work of Middle Strait Creek is under progress. On completion of upgradation of NH-4, it will provide seamless connectivity of Port Blair with Islands of North & Middle Andaman including Rangat, Long Island, Mayabunder, Aves Island, Diglipur, Smith Island, etc.



## PORT INFRASTRUCTURE



Under Sagarmala Project, upgradation of port infrastructure are being undertaken in Shaheed Dweep, Swaraj Dweep, Long Island, etc.

## HOLISTIC DEVELOPMENT OF GREAT NICOBAR ISLAND



Considering the strategic importance of Great Nicobar Island, Govt. of India has conceived the project of holistic development of Great Nicobar Island which includes a port led development of setting up of International Container Transshipment Terminal (ICTT) and Greenfield International Airport, Power Plant and Township. All environmental clearances have been obtained and DPR for the projects are being finalized.

## TOURISM PROJECTS & POLICY INITIATIVES



- Setting up of Memorial for Netaji Subhash Chandra Bose in Netaji Subhash Chandra Bose Island. M/s Meinhardt Singapore Pte. Ltd has been appointed as consultant for preparation of development plan for the Island.
- Development of a heritage tourism circuit connecting Chatham, Viper and Netaji Subhash Chandra Bose Island.
- Development of land parcels at Radhanagar Beach, Swaraj Dweep, Corbyn's Cove, etc.
- Various new policy initiatives to accelerate tourist footfalls viz. caravan policy, luxury tents policy, beach shack policy, houseboat policy, bird watching policy, night kayaking, etc.
- Five new beaches have been identified for Blue Flag certification.
- Branding, Marketing and Promotion including hiring of marketing agency for advertising Andaman Tourism and organization of fests in Andaman to attract tourism.







### **3. Investment Opportunities**

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### 3.1 The Initiative “Holistic Development of Identified Islands”

Holistic Development of the Islands have been accorded high priority by the Government of India and ANI Administration. Accordingly, NITI Aayog appointed consultants for identification of project sites and carry out land suitability assessment, eco sensitivity analysis, infrastructure assessment, etc. and preparation of Master Plan for identified islands.

**Phase IA:** Eco –tourism resorts in Smith & Ross Island, Long Island, Aves Island and Shaheed Dweep Island are planned for development. The Master plans have been finalized, upfront applicable environmental clearances and in-principle approval of PPPAC/SFC have been obtained. M/s. KPMG Advisory Service Pvt. Ltd. has been appointed as transaction advisor for managing the bid process.

**Phase IB:** Megapode Resort of ANIIDCO in Port Blair has been proposed to be outsourced. M/s. Deloitte Touche Tohmatsu India LLP has been appointed as transaction advisor for managing the bid process.

**Phase II:** 11 sites/islands in Kalipur & Ramnagar in Diglipur, Karmatang in Mayabunder, Aamkunj & Raman Bagicha in Rangat, Merk Bay in North Passage Island, North Bay, Wright Myo, Flat Bay, Goodwill Estate, Rangachang & Rangachang extension in South Andaman have been identified for development of tourism projects. M/s. AECOM India Pvt. Ltd., the technical consultant is in the process of finalization of Master Plan for development of the sites/ islands.

The Investor/ Concessionaire will be provided with flexibility to design the project, ensuring adherence to prescribed development standards. UT Administration of Andaman & Nicobar Islands shall be the implementing authority for the projects. Andman and Nicobar Islands Integrated Development Corporation (ANIIDCO) shall be the Project Management Agency on behalf of UT Administration.



Sites Positioning

- Aves Island, Middle Andaman.
- Shaheed Dweep, South Andaman.
- Kalipur Beach, Diglipur, North Andaman.
- Ramnagar Beach, Diglipur, North Andaman.
- Karmatang Beach, Mayabunder, Middle Andaman.
- Ross and Smith Island, Diglipur, North Andaman.

- Aamkunj Beach, Rangat, Middle Andaman.
- Raman Bagicha Beach, Rangat, Middle Andaman.

- Wright Myo Creek, South Andaman.
- Flat Bay Island, South Andaman.

- Goodwill Estate, Port Blair, South Andaman.
- North Bay, South Andaman.
- Merk Bay, North Passage Island, Middle Andaman.
- Long Island, Middle Andaman.

- Rangachang Village, South Andaman.
- Rangachang Extension, South Andaman.
- Megapode Resort, South Andaman.





## ECO SITES

Low intensity high-end tourism for niche market.



## BUDGET AND ADVENTURES SITES

Medium intensity activity based tourism.



## DAY TOURISM DESTINATIONS

Medium to high-intensity tourism without overnight stay facilities.



## LUXURY ECO TOURISM DESTINATIONS

5-star luxury tourism with key attractions.



## VACATION CUM BUSINESS TOURISM SITES







### 3.2 Phase-IA: Four Islands Eco-Tourism Projects

Smith & Ross Island, Long Island, Aves Island, and Shaheed Dweep Island have been identified as phase IA of development plan. For phase IA projects, the Master plan has been finalized, upfront applicable environmental clearances and in-principle approval of PPPAC/SFC have been obtained from Govt. of India. For identification of projects sites in selected islands, a comprehensive detailed analysis of land parcels were carried out to evaluate the feasibility including analysis of environmental sensitivity, built suitability and tourism suitability. It is proposed that eco-friendly and/or pre-cast/pre-fabricated concrete with minimal use of RCC shall be used for construction. The concessionaire will be required to meet the latest development standards prescribed by GRIHA/LEED/ Green Globe and star categorization by Ministry of Tourism, Govt. of India. This self sustainable project will also include development of trunk infrastructure like desalination plant, rain water treatment plant, solar power plant, DG Set, STP, etc. by the concessionaire.



### 3.2.1 Long Island

#### DEVELOPMENT OF 5 STAR ECO-TOURISM RESORT AT LALAJI BAY, LONG ISLAND



Long Island measuring 18 sq. kms falls in the Middle Andaman District. Being a former focal area of timber logging and plywood factory, the island, until 1989-90, was the headquarters of the Divisional Forest Office.

The northern and central parts of the island are covered by tropical evergreen forests, while the southern part is primarily composed of forest plantations and agricultural land. Mangrove forests occur on the northern and western coasts. Lalaji Bay presents a tourist asset in the Island.



#### STATUS OF PROJECT LAND PARCEL

Out of total 42 ha of land 12 ha is owned by ANIIDCO and the balance land parcel is owned by ANI Administration and shall be handed over to ANIIDCO on lease basis for development of the project.

#### PREFERRED IMPLEMENTATION MODE: PPP - DBFOT

**TOTAL CAPACITY OF ROOMS:** 220 rooms (Max. threshold)

**PROPOSED ACTIVITIES:** The concessionaire can undertake activities viz. shopping areas for local souvenirs, scuba diving, game fishing, forest trekking, banquet and conferences, etc. on compliance of applicable laws/guidelines.



View of proposed site at Lalaji Bay





View of proposed site at Lalaji Bay

### PROPOSED CAPTIVE UTILITY BY CONCESSIONAIRE

- 240 KLD desalination plant
- 2.4 MW solar power plant
- 0.6 MW DG Set
- 255 KLD STP

### ENVIRONMENTAL CLEARANCE

Upfront EC & CRZ clearance obtained



Bird-eye view of Lalaji Bay Beach



Schematic layout

### MANDATORY DEVELOPMENT OBLIGATIONS

- Min. number of rooms to be developed during development phase.
- Conform to minimum 5 Star categorization by Ministry of Tourism, Government of India.

### ESTIMATE INVESTMENT

INR 391 Crore



Towards Lalaji Bay Beach

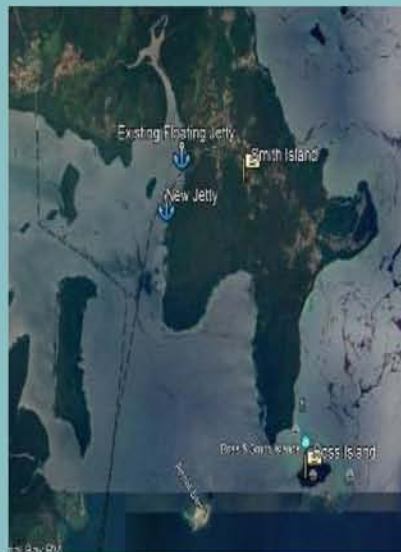


### 3.2.2 Ross and Smith Island

#### DEVELOPMENT OF 5 STAR ECO-TOURISM RESORT AT SMITH ISLAND



The twin Islands of Ross & Smith islands are connected by a natural, sand bar. During high tide, the sand bar disappears leaving a trail of water between the two islands and during low tide the sand bar appears again making the islands look majestic. There is a Marine Sanctuary on the island which makes it an ideal place for spotting beautiful coral reefs and colorful species from the underwater. The beach is surrounded by tropical forests and is a preferred place for trekking and trail hiking by many tourists. One can also opt for activities like Scuba Diving & Snorkeling.



#### STATUS OF PROJECT LAND PARCEL

The land parcel is owned by ANI Administration; and shall be handedover to ANIIDCO on lease basis by ANI Administration for development of project

#### PREFERRED IMPLEMENTATION MODE: PPP - DBFOT

**TOTAL CAPACITY OF ROOMS:** 70 rooms (Max. threshold)

**Proposed Activities:** The concessionaire can undertake activities viz. shopping areas for local souvenirs, scuba diving, game fishing, forest trekking, banquet and conferences, etc. on compliance of applicable laws/guidelines.



View of proposed site at Smith Island





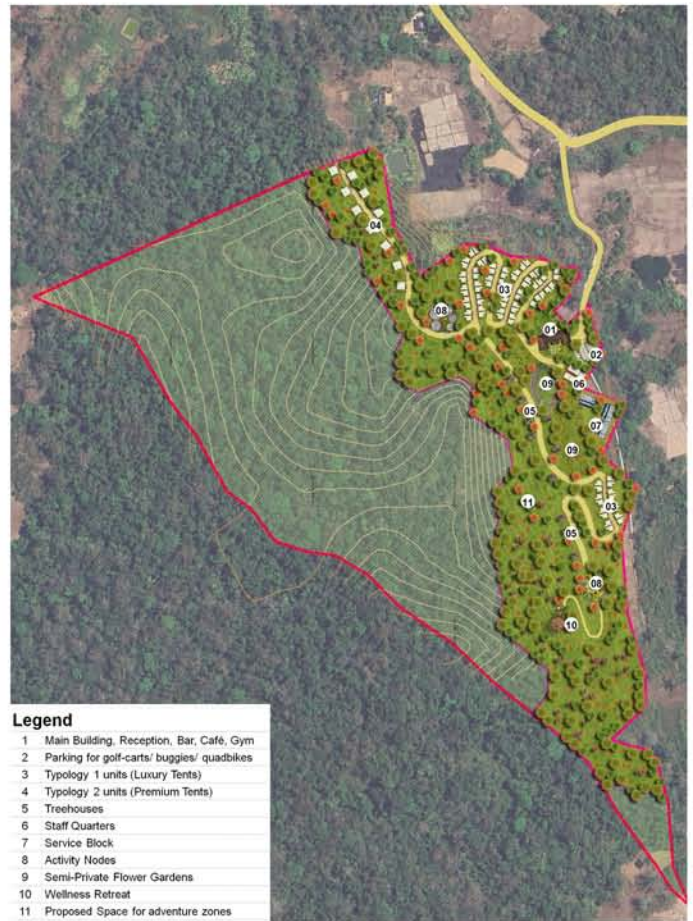
Sand bar connecting Ross & Smith Island

### PROPOSED CAPTIVE UTILITY BY CONCESSIONAIRE

- 14 KLD desalination plant
- 69 KLD rainwater treatment plant
- 1.2 MW solar power plant
- 0.3 MW DG Set
- 67 KLD STP

### ENVIRONMENTAL CLEARANCE

Upfront CRZ clearance obtained



Schematic layout

### MANDATORY DEVELOPMENT OBLIGATIONS

- Min. number of rooms to be developed during development phase.
- Conform to minimum 5 Star categorization by Ministry of Tourism, Government of India.
- Eco friendly material and/or pre- cast concrete technology.

### ESTIMATE INVESTMENT

INR 60 Crore



Bird-eye view of Ross & Smith Island



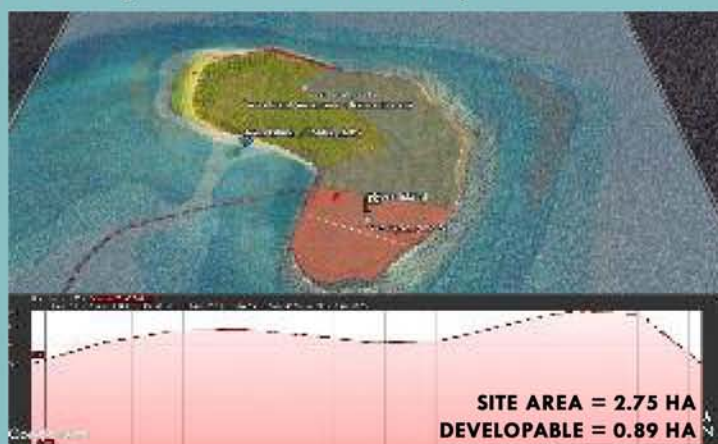
### 3.2.3 Aves Island

#### DEVELOPMENT OF 5 STAR ECO-TOURISM RESORT AT AVES ISLAND



Aves is a small and beautiful island, also known as “Coconut Island” for its lush green coconut plantation. Currently, Aves Island is not open for tourists. It is an uninhabited island with no accommodation facilities.

Aves Island is very close to Mayabunder, where accommodation is quite well developed. Presence of various natural features (live and dead coral flat beds, coconut plantation, forest) and the pristine beach at Aves Island with a coastline of 2 km, makes it an ideal destination for campers. Trekking within the island through the coconut plantations and small jungle trail takes the tourists to the lighthouse on the southern point.



#### STATUS OF PROJECT LAND PARCEL

The land parcel is owned by ANI Administration; and shall be handedover to ANIIDCO on lease basis by ANI Administration for development of the project.

#### PREFERRED IMPLEMENTATION MODE: PPP - DBFOT

**TOTAL CAPACITY OF ROOMS:** 50 rooms (Max. threshold)

**PROPOSED ACTIVITIES:** The concessionaire can undertake activities viz. shopping areas for local souvenirs, scuba diving, game fishing, forest trekking, nature camping, wellness centre, etc. on compliance of applicable laws/guidelines.



Bird-eye view of Aves Island





Schematic layout

### PROPOSED CAPTIVE UTILITY BY CONCESSIONAIRE

- 14 KLD desalination plant
- 69 KLD rainwater treatment plant
- 1.2 MW solar power plant
- 0.3 MW DG Set
- 67 KLD STP

### ENVIRONMENTAL CLEARANCE

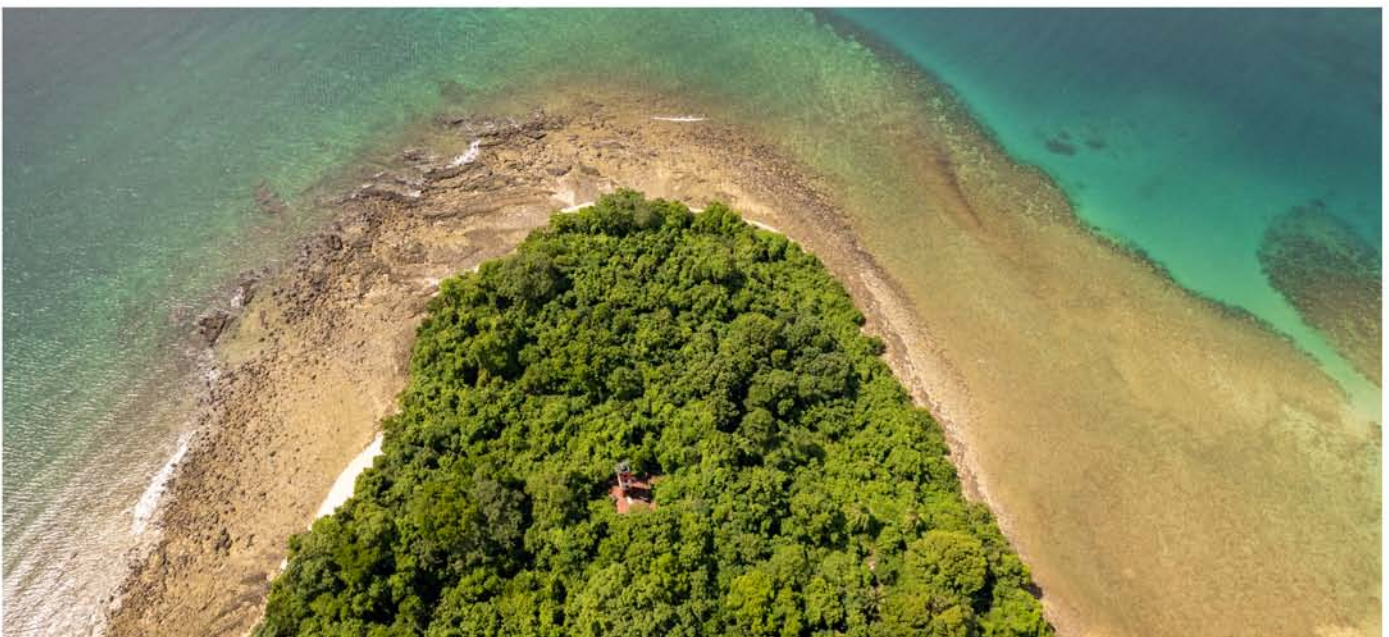
Upfront CRZ clearance obtained

### MANDATORY DEVELOPMENT OBLIGATIONS

- Min. number of rooms to be developed during development phase.
- Conform to minimum 5 Star categorization by Ministry of Tourism, Government of India.

### ESTIMATE INVESTMENT

INR 36 Crore



View of proposed site at Aves Island



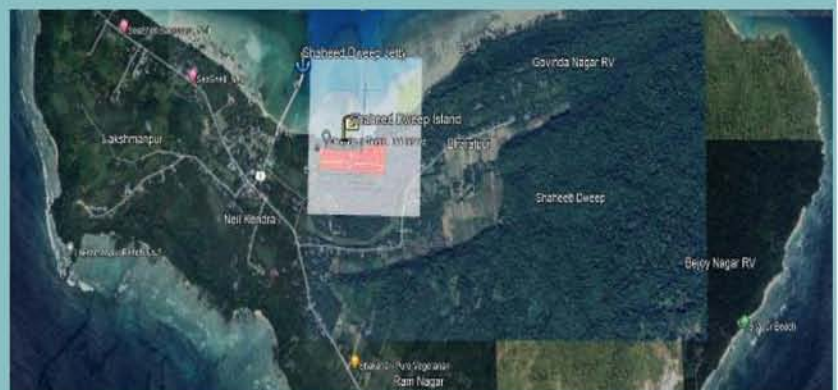
### 3.2.4 Shaheed Dweep

#### DEVELOPMENT OF 5 STAR ECO-TOURISM RESORT AT SHAHEED DWEEP ISLAND



Shaheed Dweep is a tiny but beautiful island located 37 kms. to the south of the Andaman Islands. With unexplored coral reefs, brilliant biodiversity, white sandy beaches and tropical forest and vegetation, it is one of the hot tourist spots in the Andamans.

Shaheed Dweep is known as the 'vegetable bowl' of the Andamans. The settlers named the beaches after mythical characters of the epic Ramayana (Bharatpur, Laxmanpur, Sitapur, Ramnagar, etc.) The island, with its very relaxed vibes and long, deserted beaches is a place to chill out after the "bustle" of Swaraj Dweep.



**SITE AREA = 9.7 HA**  
**DEVELOPABLE = 3.5 HA**

#### STATUS OF PROJECT LAND PARCEL

The land parcel is owned by ANIIDCO.

#### PREFERRED IMPLEMENTATION MODE

PPP - DBFOT

#### TOTAL CAPACITY OF ROOMS

120 rooms (Max. threshold)

**PROPOSED ACTIVITIES:** The concessionaire can undertake activities viz. shopping areas for local souvenirs, scuba diving, game fishing, forest trekking, banquet and conferences, etc. on compliance of applicable laws/guidelines.



View of proposed site at Shaheed Dweep



**Legend**

1 Main Building, Reception, Bar, Café, Gym	7 Semi-Private Flower Gardens
2 Typology 1 Units (Basic Room)	8 Wellness Retreat
3 Typology 2 Units (Premium Suites)	9 Treehouses
4 Typology 3 Units (Luxury Villas)	10 Staff Camps
5 Events Garden with Sitting Area	11 Proposed Culvert/ Wooden bridge
6 Volleyball Courts	



Schematic layout

**PROPOSED CAPTIVE UTILITY BY CONCESSIONAIRE**

- 133 KLD desalination plant
- Rainwater harvesting and treatment plant
- 1.3 MW solar power plant
- 0.3 MW DG Set
- 139 KLD STP

**ENVIRONMENTAL CLEARANCE**

Upfront CRZ clearance obtained

**MANDATORY DEVELOPMENT OBLIGATIONS**

- Min. number of rooms to be developed during development phase.
- Conform to minimum 5 Star categorization by Ministry of Tourism, Government of India.

**ESTIMATE INVESTMENT**

INR 172 Crore

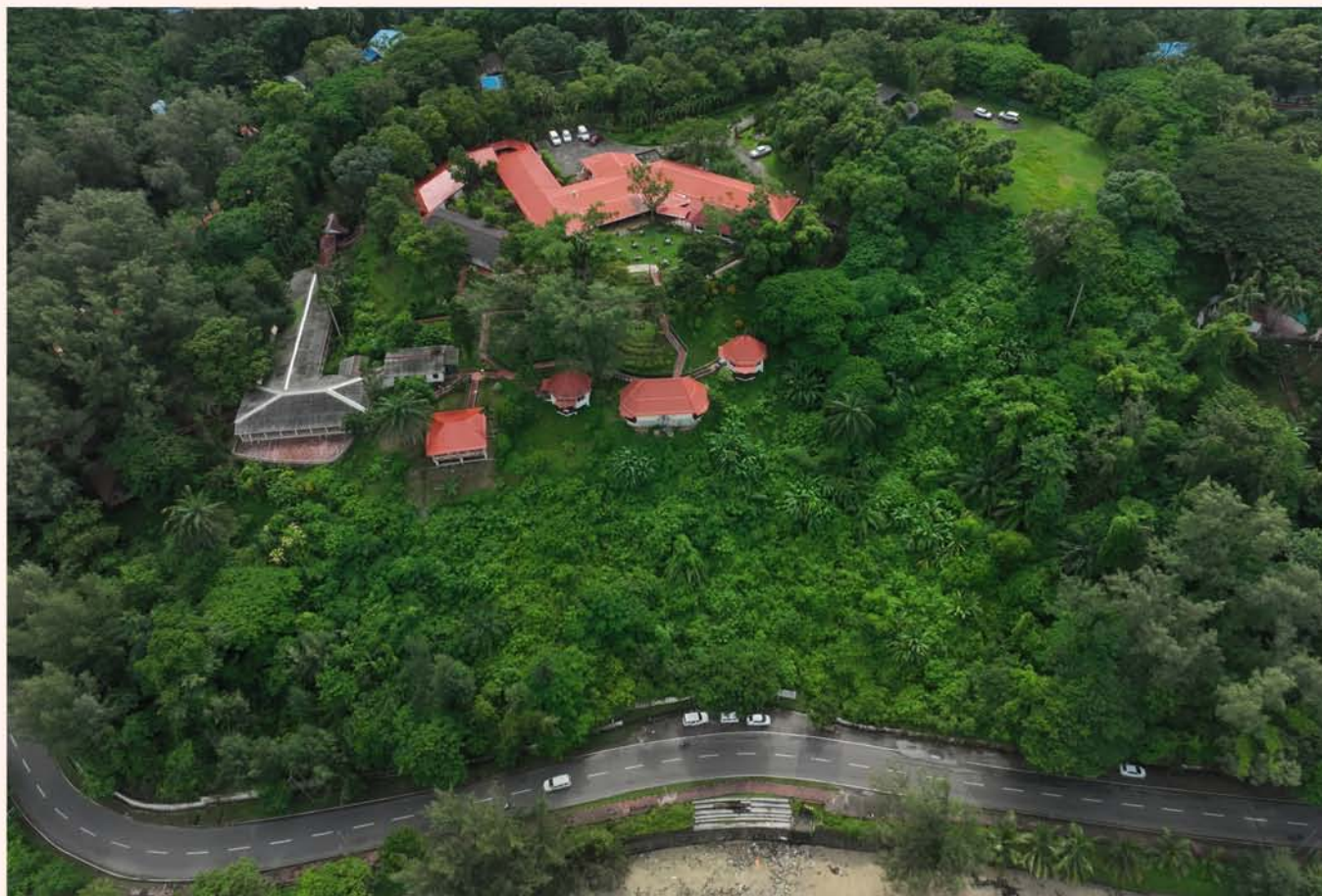


View of proposed site at Shaheed Dweep



### 3.3 Phase-IB: Megapode Resort

#### PROJECT SITE DETAILS



Project site bird eye view

Megapode Resort, Port Blair is located at the heart of the city with accessibility & proximity to major transit nodes (ferry points, airport, etc.) as well as administrative and business centre. It is sprawled across **7.22 acres** and offers a breath-taking view of the sea and Port Blair harbour. The resort is named after the endemic scrub fowl called the Nicobar Megapode. Megapode Resort is having 33 rooms/cottages, a multi cuisine restaurant, bar and other amenities.

ANIIDCO has proposed to outsource the resort and accordingly **M/s Deloitte Touche Tohmatsu India LLP** has been engaged as transaction advisor. As per draft feasibility report, ANIIDCO prescribes to redevelop the Megapode Resort project site as a **5-star equivalent luxury resort** incorporating a **MICE facility** and **supporting amenities** such as spa/fitness center, multi cuisine/international cuisine restaurant, swimming pool, bar/café, shops, etc. The redevelopment should capitalize on the premium location, topography and expanse of the project site and integrate the site landscape (flora, green and open spaces).

The private partner should **adhere to the building code** and **seek required approvals/clearances** from relevant authorities for project development. ANIIDCO shall also offer upfront assistance for obtaining CRZ clearances and most of the other clearances before the start of the construction. Furthermore, the project design & planning should integrate **vernacular design features and universal design aspects**, along with **requisite on-site infrastructure and amenities** to make the resort self-sustainable in the long run. Standards prescribed by National Building Code, Zonal Regulations and Development Control Regulations (DSR) should be considered for project planning, design & development.



## Project Details Summary

### LOCATION AND CONNECTIVITY

Megapode Resort is located in Ward 05 of Municipal Area, Haddo Village, Port Blair Tehsil in South Andaman District.

- Proximity to Airport: 4.5 KM
- Proximity to Ports/ Jetties: Phoenix Bay Jetty (2.3 KM), Aberdeen Jetty (3.8 KM), and Haddo Jetty (2.7 KM)

### DEVELOPABLE AREA

**19,294 Sqm** (as per applicable FSI and CRZ 2011 Notification)

(Basis CRZ 2011 Notification applicable as on date, the ground coverage shall not exceed 33% and the overall height of construction shall not be more than two floors exceeding 9 meters).

### OPPORTUNITY UPSIDES FOR PRIVATE INVESTOR

#### 1. Locational Advantage

- Megapode Resort is known landmark within Port Blair.
- Site offering bay views with potential for offering sea facing rooms.
- Ease of access; in close vicinity to all the transit nodes (harbor/jetties, Veer Savarkar International Airport, bus stops, etc.)
- Close vicinity to popular tourist spots and commercial & administrative centers of Port Blair.

#### 2. Upcoming tourism initiatives in Port Blair expected to drive longer stays (from 2 days to 3-4 days), and high occupancy levels.

#### 3. Land availability for large-scale resort development: The 7.22 acres project site offers potential for expansion, upgradation & contemporizing of existing facilities and/or development of new facilities such as guest rooms, conference hall/banquet, Spa, Pool, arcade/shops, etc. in line with 5-star resort format hotel.

#### 4. Existing market demand gap: Addresses market demand gap for 5-star segment hotel in Port Blair due to limited presence of competing resort format hotels targeting demand from leisure travelers, demand for large room inventory & MICE facility.

#### 5. Demand for MICE Facility: Port Blair market exhibits latent demand for recurring social events/gatherings, administrative & corporate events requiring MICE facility (limited presence).

#### 6. Utilizing site topography/contours: Planning, design & placement of new inventory at adequate locations within the site may help in capitalizing on the existing contours to offer bay views.

#### 7. Ready stage property: Limited challenges related to new property development (such as land acquisition, hotel license, liquor/bar license, operational approvals, etc.) due to operational status of hotel property.

#### 8. Capitalizing on long itinerary: Potential to capitalize tourist circuit (Port Blair – Havelock Island – Neil Island – Port Blair) for higher occupancy and longer stays.

#### 9. Potential for improved operations & maintenance standards by private sector operator.



## MINIMUM DEVELOPMENT OBLIGATION OF CONCESSIONAIRE

Resort development should incorporate following aspects:

- **5-Star /5-Star Luxury Resort:** 5-star hotel Certification as per applicable standards to be obtained by private sector investor.
- **Room Inventory-** 120 Rooms (minimum), Maximum subjected to Development Regulations on site.
- **MICE Facility** such as Banquet Hall or Conference room with 200-400 persons capacity.
- **Must Have amenities** such as Spa & Wellness Centre, Multi Cuisine/ International Cuisine Restaurant & Bars, Swimming Pool, Café & Shops.
- **Adequate on-site infrastructure facilities**, such as Water Tanks, Rainwater Harvesting Tanks/Ponds, Sewage Treatment Plant, DG Rooms, Transformers, etc.
- **Sustainable, inclusive, universal design with vernacular elements.**

## ESSENTIAL ON-SITE INFRASTRUCTURE

Private investor to create on-site support infrastructure facilities, such as Water Tanks, Rainwater Harvesting Tanks/Ponds, Sewage Treatment Plant, DG Rooms, Transformers, etc. as per design & development norms.

## CLEARANCES REQUIRED FOR DEVELOPMENT

- ICRZ
- Building Plan Sanction
- Environment Clearance
- NOC Tree cutting

(To be obtained by private investors with assistance from ANIIDCO).

## POTENTIAL DEVELOPMENT OPTIONS

**Option 01: Refurbishment and New Construction**

**Option 02: Complete Redevelopment**

*(Subject to minimum of 120 rooms, maximum rooms to be developed at the discretion of the private concessionaire depending on investor's own market diligence and applicable development norms).*

## ESTIMATED PROJECT COST

Estimated project cost may vary between INR 100-200 Crores, contingent upon development option.

## IMPLEMENTATION MODEL PROPOSED

Project Development to be undertaken on PPP Model- Design, Build, Finance, Operate, Maintain & Transfer (DBFOT mode).

## CONSORTIUM PARAMETERS

- **Consortium allowed:** upto 4 members
- **Experience of Construction or Development or O&M or a combination** thereof for eligible projects.
- Entities fulfilling Technical & Financial criterion need to hold **26% shareholding** in the consortium during the **construction period and two years thereafter.**
- Bidder may be allowed bring in **O&M Partner;** meeting eligible project criteria; with minimum **5 years lock-in through a contractual undertaking,** without shareholding in consortium. The **name of the proposed O&M partner** shall be declared in the bid submitted.



## SELECTION PARAMETER

% Gross Revenue Share with Fixed Annual Concession Fee (with 5% increment every year)

## CONSORTIUM PARAMETERS

- **Developed OR Operated & Maintained OR Developed, Operated & Maintained OR Constructed (on turnkey with less than 49% outsourced) in past projects-**
  - 1 project meeting 80% of Minimum Room Inventory, or
  - 2 project meeting 50% of Minimum Room Inventory, or
  - 3 projects meeting 40% of Minimum Room Inventory
- **Net Worth Criteria (25% of Project Cost)**
- **Hotel project – 5 star / 5-star luxury or equivalent (Government Rated)**



An illustrative development option for Megapode Resort Project Site.

## OBLIGATION OF CONCESSIONAIRE

- Develop project on PPP mode (Design, Construct, Finance, Operate & Maintain Project Facilities on the Site).
- Perform and fulfil their obligations under the financing agreements.
- Comply with all applicable laws and applicable permits (including renewals as required).
- Procure the appropriate licenses, agreements and permissions for materials, methods, processes and systems required for the project, as required.
- Transfer the project facilities to the authority on as is basis on the transfer date, in accordance with the provisions of the contract agreement.
- Minimum Development Obligation to be met within stipulated timelines for construction and operations of the site.

## OBLIGATION OF AUTHORITY

- Provide all reasonable support and assistance to the private investor in procuring applicable permissions/permits required from any respective government agencies for construction and operation of the hotel site.
- Assist the private investor in obtaining access to all necessary infrastructure facilities and utilities, including water and electricity.



## OPPORTUNITY FOR PRIVATE SECTOR PARTICIPATION

The project envisages a concession agreement between UT Administration and a private developer on PPP mode. The structure envisages creation of a **Special Purpose Vehicle (SPV)** by the winning bidder (**sole investor/consortium**) to undertake refurbishment and/or complete new construction of 5-star/5-star luxury segment hotel involving design, construction, financing, commissioning, operations and management under a long-duration concession agreement. The private investor shall undertake the project development and in lieu receive rights to earn revenues from operations of the property. In return, the concessionaire/private partner is expected to pay annual concession fee (upfront Fixed Premium, or Revenue Share, or combination of both) to the Authority.

## THE BROAD CONTOURS OF THE ARRANGEMENT SHALL INCLUDE THE FOLLOWING ASPECTS:

- ANIIDCO shall be the concessioning authority transferring the land to the private concessionaire for refurbishment and/or redevelopment for the predetermined concession period. ANIIDCO shall also be the Project Management Agency (PMA) who will act on behalf of UT Administration during development and operation of the project.
- The refurbishment and/or redevelopment shall be undertaken by the private concessionaire subject to own assessment of number of room keys, design layout, on-site support infrastructure facilities and amenities in line with building norms, pre-defined standards of eco-conservation.
- The private concessionaire shall undertake own market diligence and shall be free to decide the user fee aspects such as room tariff/rack rates, charges for facilities, etc. as source of project revenue.
- The private concessionaire shall reserve pre-specified number of room nights in a year for use by ANIIDCO, subject to provisions of concession agreement.
- An escrow mechanism may be set up for monitoring project financials and payouts to ANIIDCO under the concession framework.
- The required approvals shall be obtained by the private concessionaire with necessary support from the authority towards procurement of applicable building, CRZ and environmental approvals.

The details of the transaction structure and provisions of the agreement shall be made available to the private concessionaire subsequently upon publication of tender documents.



### 3.4 Phase-II projects

UT Administration in consultation with the NITI Aayog and the concerned central Ministries/Departments, has decided to undertake the holistic development of 11 additional islands/sites. The sites have been identified in Diglipur in North Andaman, Mayabunder, Rangat and North Passage Island in Middle Andaman and in South Andaman. Considering the overall intent for facilitating holistic and sustainable development of these shortlisted islands/sites in the islands, NITI Aayog appointed M/s AECOM India Pvt. Ltd. for undertaking consultancy study.

The consultant has carried out land suitability assessment, eco sensitivity analysis, infrastructure assessment, etc. and prepared the draft Master Plan for the identification of projects and their location/area/site.





### 3.4.1 Kalipur Beach

#### Site Details



The Kalipur beach is located at 18 kms from Diglipur town in North Andaman. The beach is most visited for turtle nesting and the pristine site is accessible from NH-4, located between Kalipur Beach and Lamiya Beach.

Total 177 Ha land is proposed for the project. The existing highway (NH-4) divides the site into two parcels and land parcel on east side of the road has area of 74 Ha. The overarching approach for this site is to develop it as a exclusive eco tourism destination, considering the pristine nature of the site and to maximise the potential. The proposed vision of the project is as follows:

A 250 keys luxury eco/wellness resort built on 74 Ha, a high-end luxury resort that provides top notch tourist accommodation built on the seaward side of the land parcel. The key aspect here is to attract high spending niche tourists in low volume to preserve the uniqueness and beauty of the site.

A 100 & 233 keys luxury eco/wellness resorts built on 42.63 Ha and 60.37 Ha respectively, eco/wellness resorts are proposed on the western side of the site. These resorts are proposed to have different thematic experience to the resort on the seaward/eastern side.

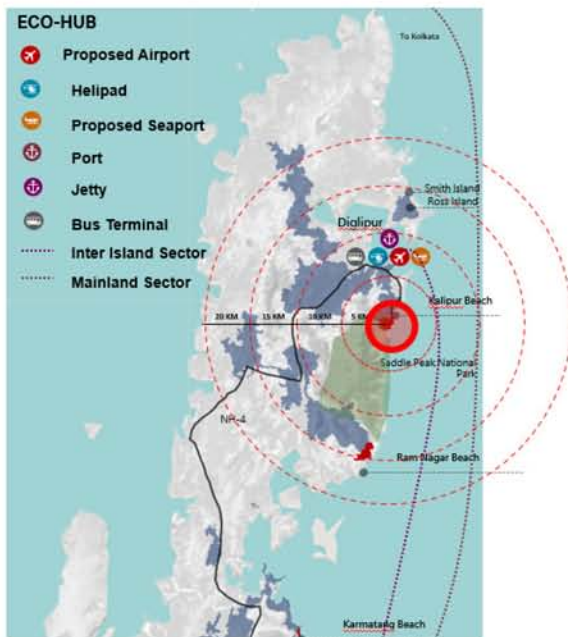


Schematic layout

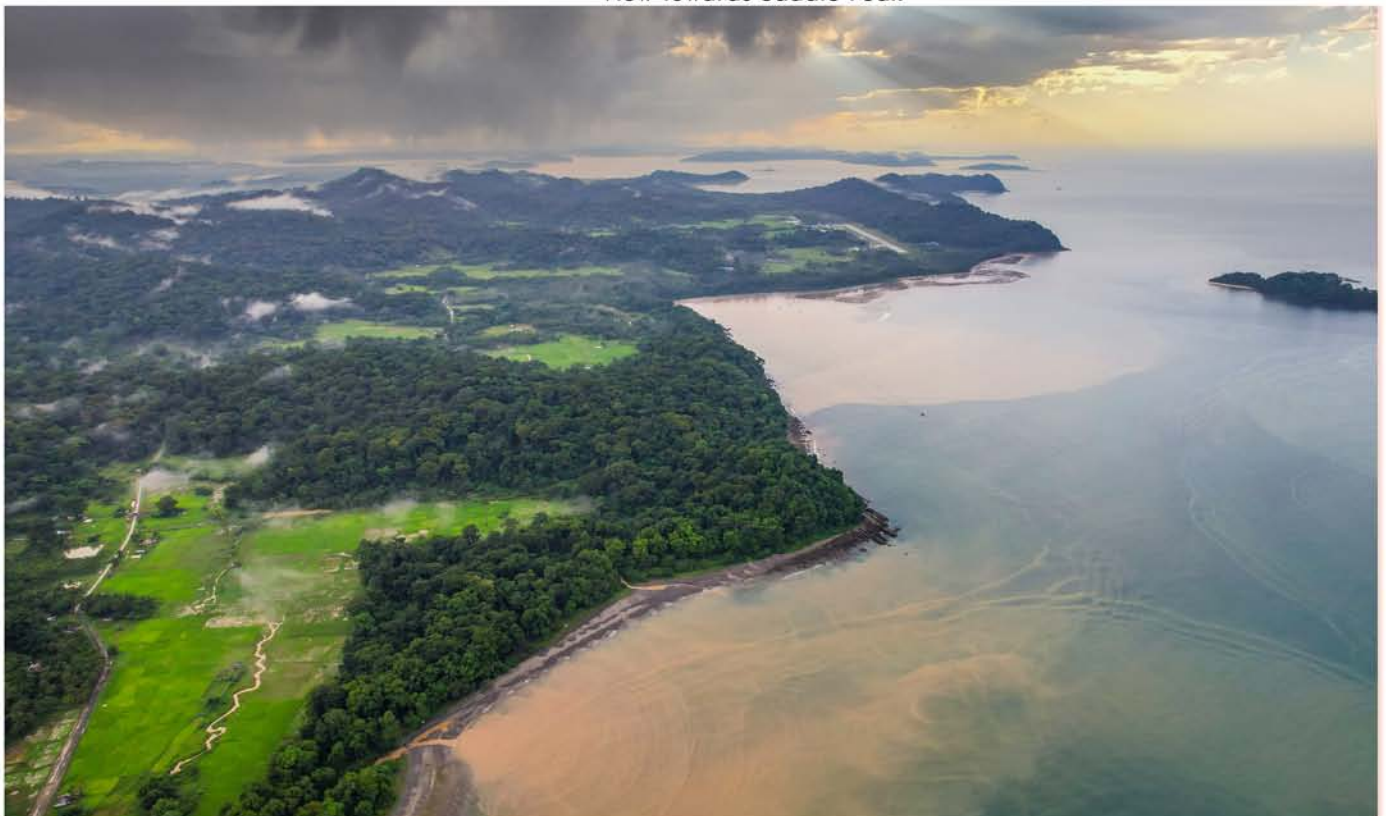


Site	Project Particular	Project Cost (Rs. in Crores)	Water (KLD)	Power (MVA)
<b>Site 1 (74 Ha)</b>	250 keys luxury eco/wellness resort Star category – 5 Star	416.6	250	1.4
<b>Site 2 (42.63 Ha)</b>	100 keys luxury eco/wellness resort Star category – 4 Star	188.9	100	0.57
<b>Site 3 (60.37 Ha)</b>	233 keys luxury eco/wellness resort Star category – 4 Star	381.5	230	1.31

The land identified for the project is revenue land but classified as deemed forest and falls in CRZ area, therefore the project would require Forest Clearance and CRZ clearance.



View towards Saddle Peak



View of proposed site at Kalipur Beach



### 3.4.2 Ramnagar Beach

#### Site Details



Located at around 25 kms south of Diglipur town, the site can be accessed by village road to Ramnagar from NH-4. The shrine beautiful beach of Ramanagar known for its nature trail for trekkers and turtle nesting can be accessed from the site. The site provides a tropical forest surrounding with access to beach where you can trek through the trails to keep yourself amidst a perfect combination of blues and greens along with the sandy beach.

Proposed 110.79 Ha land is not directly connected with sea. The proposed vision of the project is development of 100 & 115 keys luxury eco/wellness resort built on 50 Ha and 60.79 Ha respectively. A high-end luxury wellness retreat that provides top notch tourist accommodation facility and provides thematic long stay therapy packages. The key aspect here is to attract high spending niche tourists in low volume to preserve the uniqueness and beauty of the site. Both the wellness retreats would differ in thematic experiences and the types of therapies provided.



Schematic layout



Site	Project Particular	Project Cost (Rs. in Crores)	Water (KLD)	Power (MVA)
<b>Site 1 (50 Ha)</b>	100 keys luxury eco/wellness resort Star category – 4 Star	198.30	120	0.68
<b>Site 2 (60.79 Ha)</b>	115 keys luxury eco/wellness resort Star category – 4 Star	226.50	140	0.78

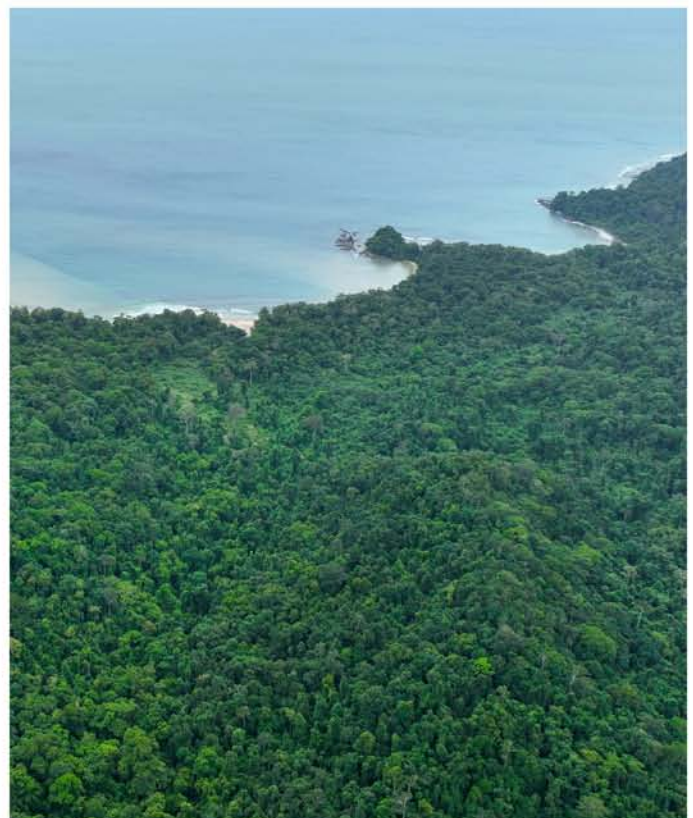
The land identified for the project is revenue land but classified as deemed forest, therefore the project would require Forest Clearance.



View of beach at Ramnagar Beach



Bird eye view of Ramnagar Beach



Bird eye view of proposed site at Ramnagar Beach



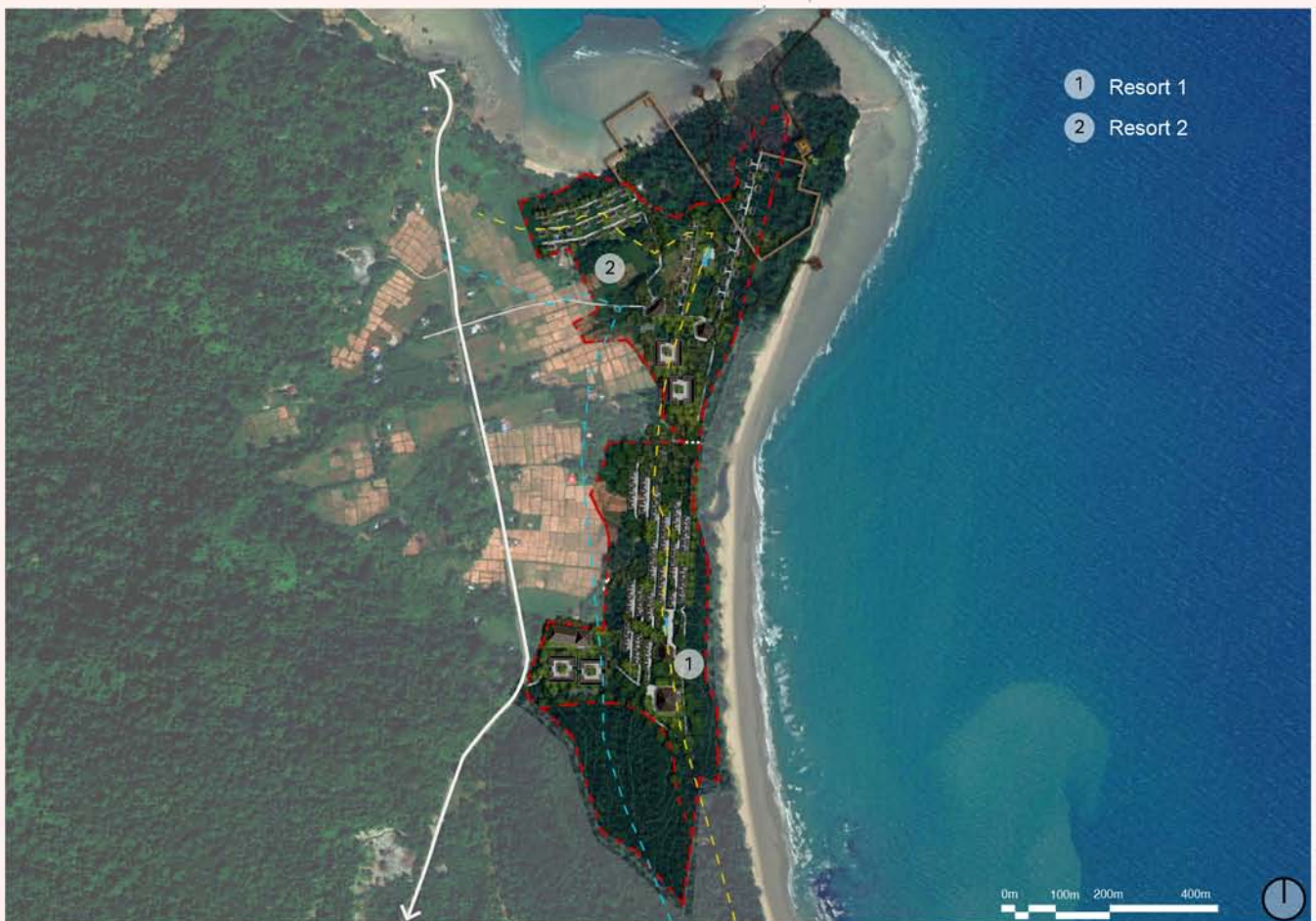
### 3.4.3 Karmatang Beach, Mayabunder

#### Site Details



The Karmatang beach site is located 12 kms south from Mayabunder and can be accessed by NH4 through a village road. Mayabunder is located at the northern most corner of the Middle Andaman Island. It is the administrative quarters of the North and Middle Andaman District. From Port Blair, Mayabunder lies at a distance of around 230 kms by road and around 75 nautical miles by sea.

The site is covered with dense mangrove at the southern side and has clear white sand. The Karmatang beach is a turtle paradise and is a well known settling ground for leatherback turtles, green ocean turtles, hawksbill turtles and olive ridley turtles. The site is also perfect for scuba and snorkeling. Karmatang is envisioned to be a mix of built cottages & luxury glamping tents and the other resort proposed comprises fully of glamping tents which shall provide the visitors with a unique experience being a pristine location and a high-end tourism destination.



Schematic layout



Site	Project Particular	Project Cost (Rs. in Crores)	Water (KLD)	Power (MVA)
<b>Site 1 (11.5 Ha)</b>	133 keys glamping resort Star category – 4 Star	177.1	135	0.61
<b>Site 2 (16.3 Ha)</b>	50 keys glamping resort Star category – 4 Star	69.6	50	0.23

The land identified for the project is revenue land but classified as deemed forest and falls in CRZ area, therefore the project would require Forest Clearance and CRZ clearance.



View of beach at Karmatang



View of proposed site at Karmatang



View towards Beach



### 3.4.4 Aamkunj Beach

#### Site Details



The proposed site is near Rangat town and can be easily accessed by service road from NH-4. The project site of 3.48 Ha is divided into two parcels of 1.2 Ha & 2.28 Ha and is beach touched. Though dead corals are identified near the Aamkunj beach, one can see a long stretch of grey pebbles bordering the sea and is a very popular picnic spot for the locals and nearby villagers.

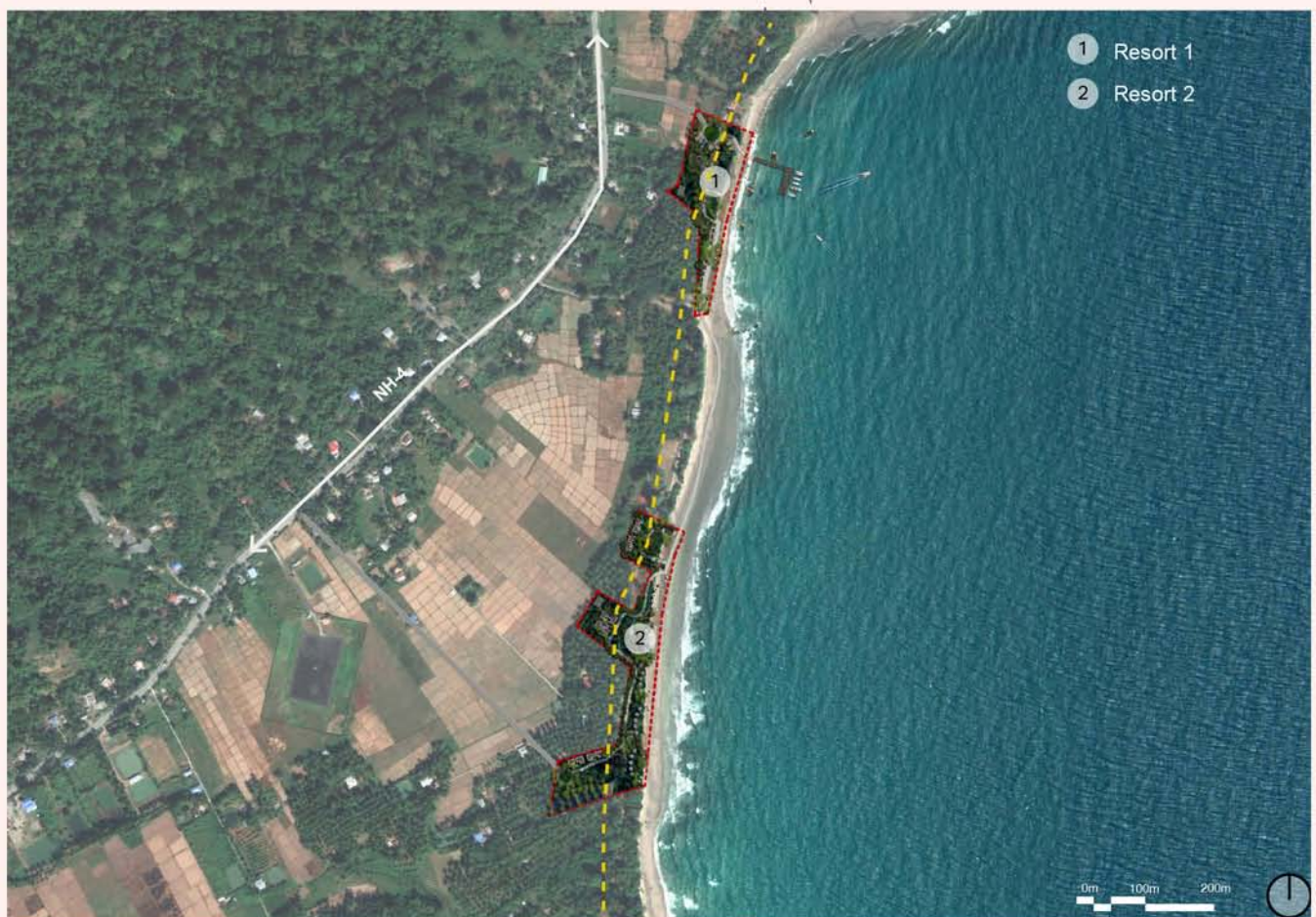
The proposed vision of the project is as follows:

The two parcels are approximately 300 meters away from each other and the site will be a 1-day activity destination for tourists consisting of:

A 57 keys camping site with adequate area for outdoor camping and supporting facilities such as restrooms, toilets, changing rooms, retail outlets etc.

A Caravan parking area and charging facilities for caravans.

Water sports facilities like kayaking, boat rides, parasailing and sailing in addition to the camping facilities.

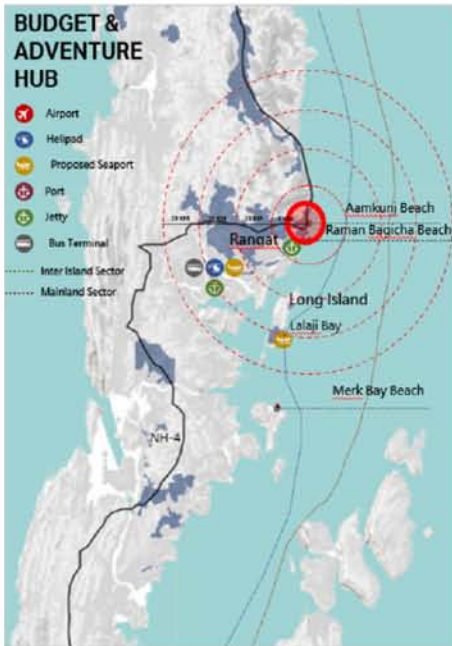


Schematic layout

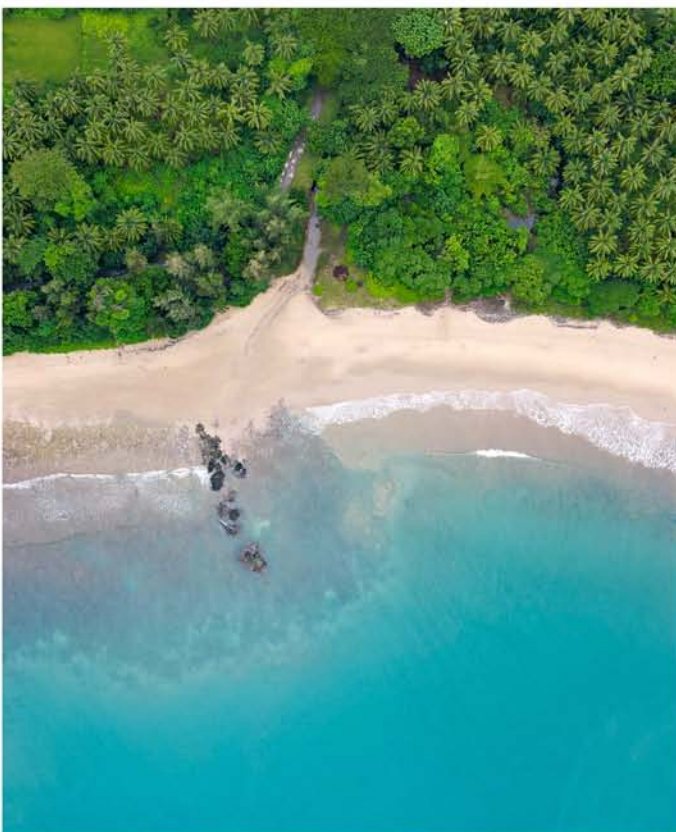


Site	Project Particular	Project Cost (Rs. in Crores)	Water (KLD)	Power (MVA)
Site 1 (1.20 Ha)	57 keys camping site, caravan parking and water sports facilities Star category – 3 Star	54.72	30	0.14
Site 2 (2.28 Ha)		8.63	4	0.015

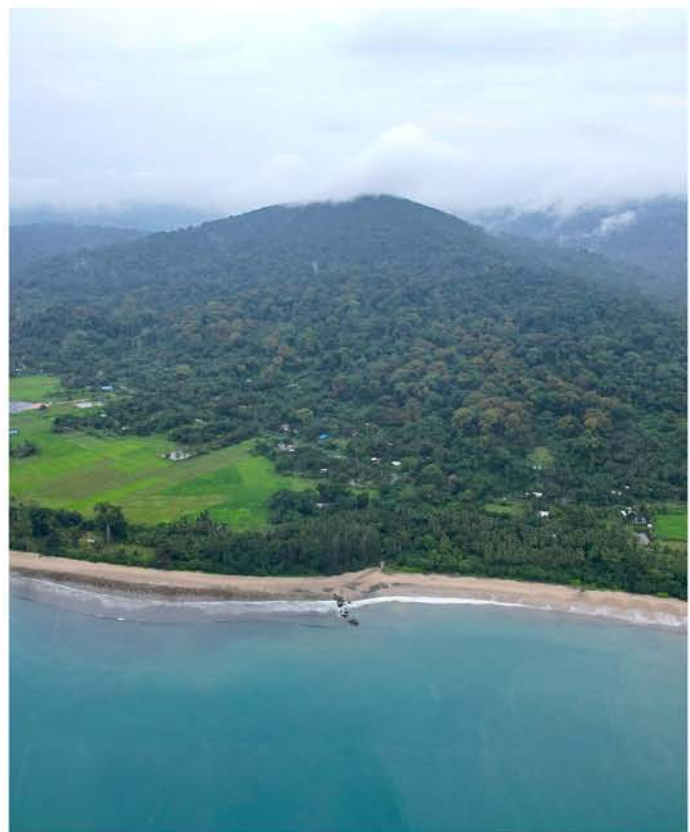
The land identified for the project is revenue land but classified as deemed forest and falls in CRZ area, therefore the project would require Forest Clearance and CRZ clearance.



View of proposed site at Aamkunj Beach



Bird eye view of Aamkunj Beach



View of proposed site at Aamkunj Beach



### 3.4.5 Ramanbagicha

#### Site Details



Located 9 km from Rangat town, can be accessed by village road from NH-4. The site is beach touched covered with Coconut plants and pure white sand. The site has an amazing shoreline and some epic views.

The proposed vision of the project is as follows:

A 70 & 120 keys budget resorts built on 4.01 Ha and 7.51 Ha land respectively. Budget resorts catering to the mid-end tourists are proposed with a mix of cottages and hotel rooms.

Cultural village, a night market that will expose the visitors to local crafts, cuisines and handicraft.



Schematic layout



Site	Project Particular	Project Cost (Rs. in Crores)	Water (KLD)	Power (MVA)
Site 1 (4.01 Ha)	70 keys budget resort category-3 star	76.80	70	0.27
Site 2 (7.51 Ha)	120 keys budget resort category-3 star	126.20	120	0.46

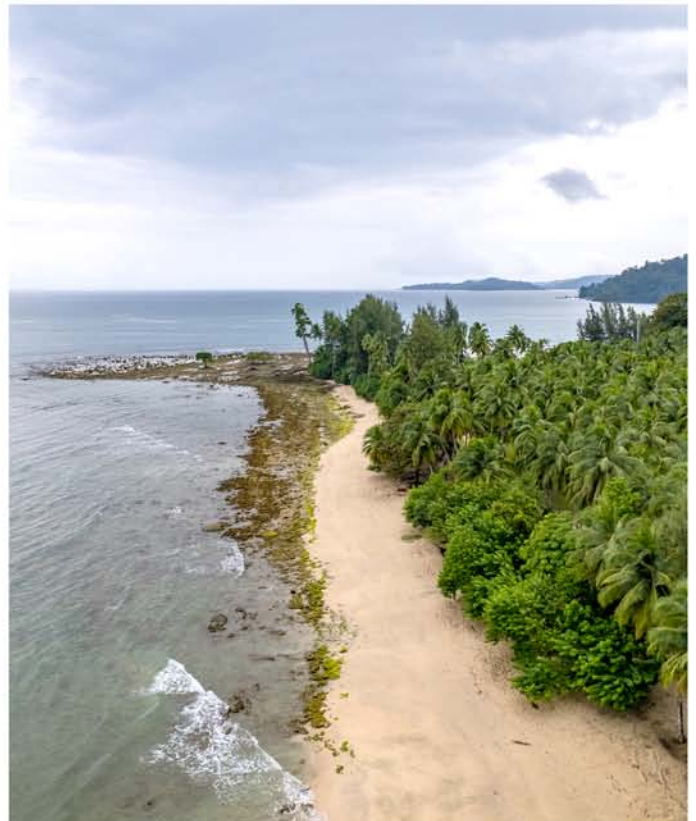
The land identified for the project is revenue land and falls in CRZ area, therefore the project would require CRZ Clearance.



View of proposed site at Ramanbagicha



Bird eye view of Ramanbagicha



View of proposed site at Ramanbagicha



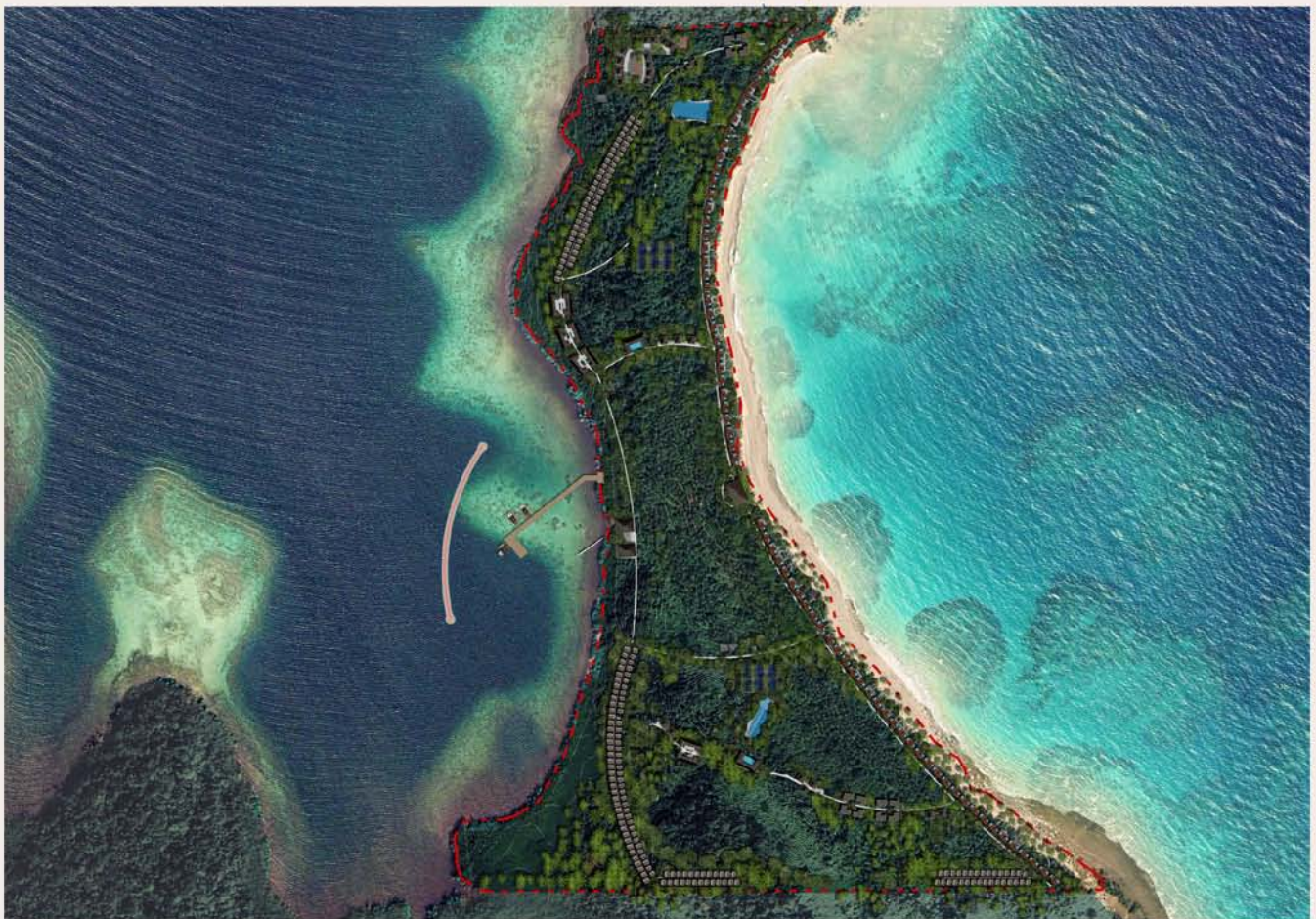
### 3.4.6 Merk Bay

#### Site Details



The site measuring 85.65 Ha is located on North Passage Island and is uninhabited. The identified site has sea on both the sides, blessed with locational and scenic advantage. The secluded Island consists of one of the most pristine beaches in Andaman and Nicobar Islands archipelago along with crystal-clear waters making it perfect for a peaceful escape. Rangat is the nearest town to the site.

The proposed vision of the project is to develop a 381 keys Luxury Island Resort following the model of development based on the one-island one resort concept, with the development fringing the coastline to maximise sea views for the villas, tree houses and forest villas in the land available on the site.



Schematic layout



Site	Project Particular	Project Cost (Rs. in Crores)	Water (KLD)	Power (MVA)
<b>Site 1 (85.65 Ha)</b>	381 keys luxury resort Star category – 7 Star	964	420	2.1

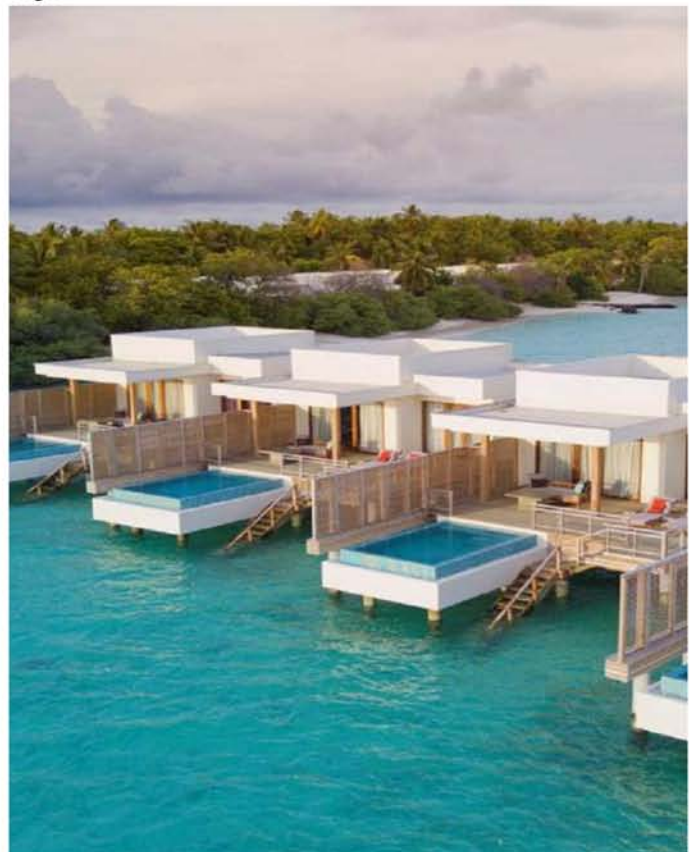
The land identified for the project is forest land and falls in CRZ area, therefore the project would require Forest Clearance and CRZ clearance.



Reference Image



View of proposed site at Merk Bay Beach



Reference Image



### 3.4.7 Wright Myo Creek

#### Site Details



The village is located in Ferrargunj Tehsil of South Andaman district in Andaman Islands with dense mangrove forest on either side of the creek. A small tourist information centre is established by the Forest Department near Wright Myo village. These tidal creeks and the adjacent marshes are a habitat for numerous species of fish, shellfish, crabs, and crocodiles.

The proposed vision of the project is to develop the site for day tourism for mangrove boat ride, bird watching and also provide basic tourist facilities for tourists such as rest rooms, changing rooms, toilets, cloak rooms and retail outlets along with a tourist information/sensitisation centre is proposed for this site.

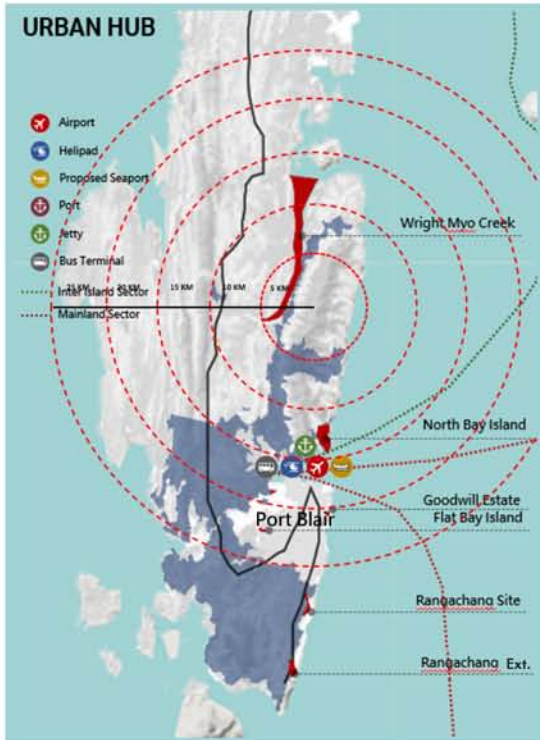


Schematic layout

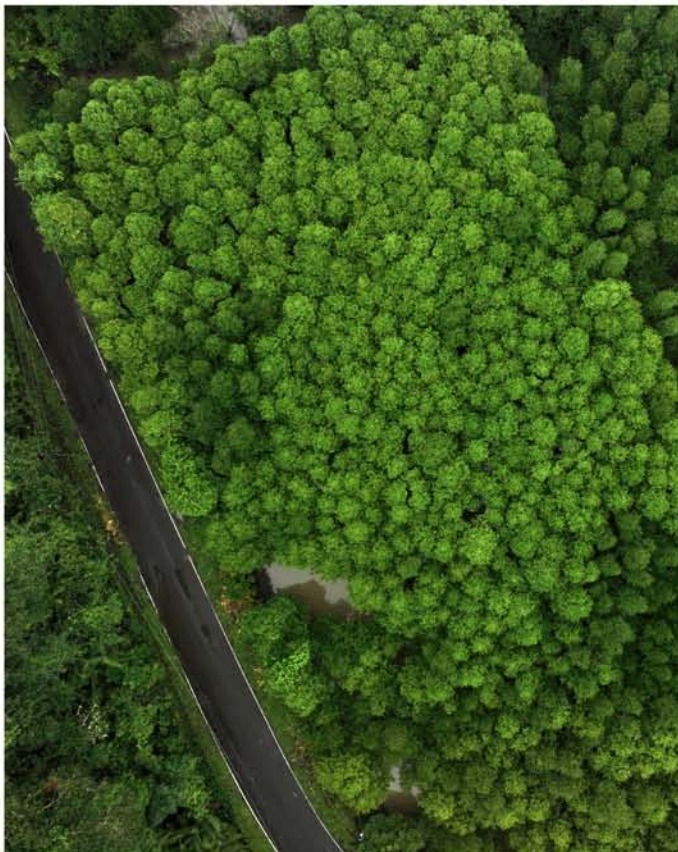


Site	Project Particular	Project Cost (Rs. in Crores)	Water (KLD)	Power (MVA)
Site 1 (1 Ha)	Day tourism site	31.20	15	0.1

The land identified for the project is forest land and falls in CRZ area, therefore the project would require Forest Clearance and CRZ clearance.



View of Wright Myo Creek



Bird eye view of Wright Myo Creek



View of proposed site at Wright Myo Creek



### 3.4.8 Flat Bay

#### Site Details



The proposed site of 14.08 Ha is a part of the creek accessible from Chouldari village road, South Andaman.

The proposed vision of the project is to develop marine & agriculture park displaying the diverse marine life as well as the presence of corals and rich agricultural diversity of Andamans. The facility will also include tourist attractions such as marine museum and aquariums. A Mangrove park in tune with the ecological theme, the existing mangrove forests along the shores of Flat Bay site will be utilized for creating a network of boardwalks within them. A Visitor Center to compliment the proposed development and provide the required tourism support infrastructure, the visitor center proposed will comprise tourist information centers, commercial establishments, food courts and other public amenities. A 60 keys camping site with supporting facilities such as restrooms, toilets, changing rooms, retail outlets etc.

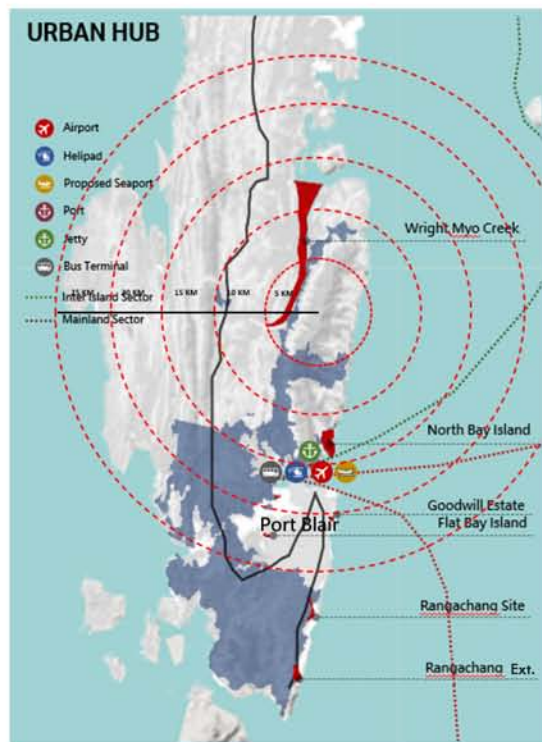


Schematic layout



Site	Project Particular	Project Cost (Rs. in Crores)	Water (KLD)	Power (MVA)
<b>Site 1 (14.08 Ha)</b>	Marine and agriculture park, mangrove park, visitor center and 60 keys camping site Star category – 3 Star	160.30	135	0.45

The land identified for the project is revenue land but classified as deemed forest, falls within the ESZ boundary and falls in CRZ area, therefore the project would require Forest Clearance, Wildlife Clearance and CRZ clearance.



Reference Image



Bird eye view of Flat Bay



View of proposed site at Flat Bay



### 3.4.9 North Bay

#### Site Details



A total area of 4.21 Ha located north of Port Blair, North Bay is at the mouth of the bay that eventually leads to calmer waters on western side of Port Blair. The site has a light house which marks the spot for Port Blair and Mount Manipur which is further inland. The site is visited by tourists on day trips for snorkelling and scuba.

The site is at an elevation from the coastline which will lead to panoramic views of the northern side of Port Blair with existing structure of the North Bay Light House.

The proposed vision of the project is to develop a 68 keys luxury hotel to be complimented by the water sport activities around the site and the proximity to the lighthouse to create multiple viewpoints for the visitors.

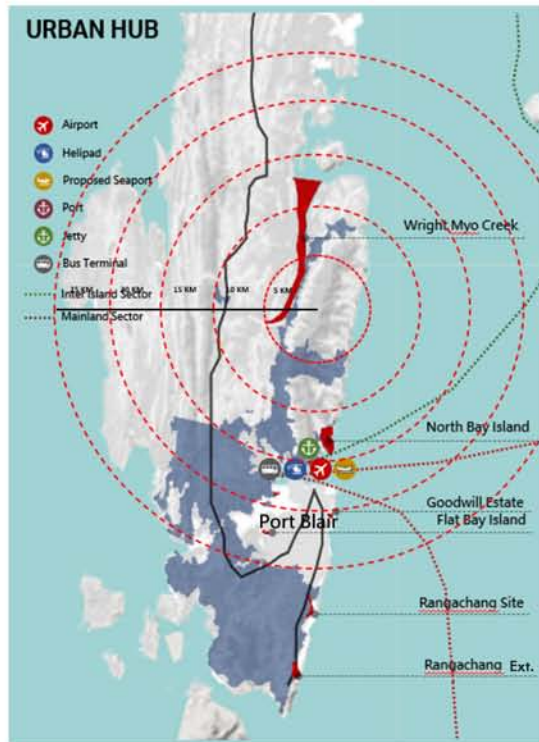


Schematic layout



Site	Project Particular	Project Cost (Rs. in Crores)	Water (KLD)	Power (MVA)
Site 1 (4.21 Ha)	68 keys luxury hotel Star category – 5 Star	117.40	75	0.42

The land identified for the project is revenue land but classified as deemed forest and falls in CRZ area, therefore the project would require Forest Clearance and CRZ clearance.



View of North Bay



View of proposed site at North Bay



### 3.4.10 Goodwill Estate

#### Site Details



The site is of 14.00 Ha located near Corbyn's Cove beach and within the municipal limits of Port Blair city. The site is located near a cliff with a clear view of the Andaman Sea from the site.

The proposed vision of the project is to develop two 115 keys luxury resorts to cater business and leisure tourists alike. The proposed development at be at par with 5-star hotels and resorts in the mainland and shall provide the necessary facilities for hosting large conferences and events which would put Andaman Islands on the regional and global tourism map as well. Both the resorts will complement each other by providing different thematic experiences and accommodation typologies.

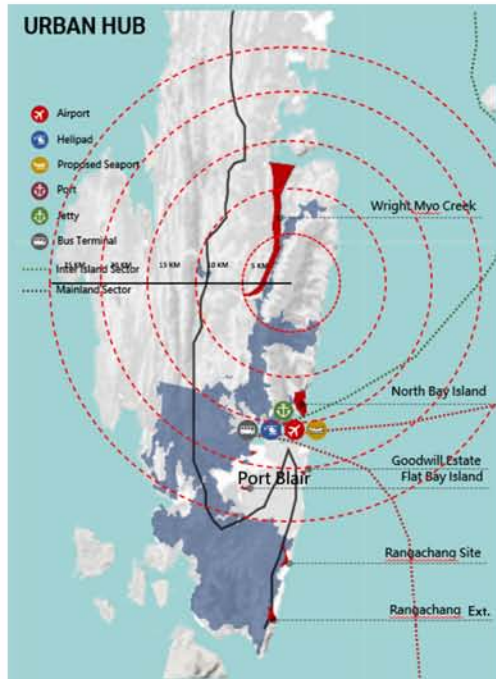


Schematic layout

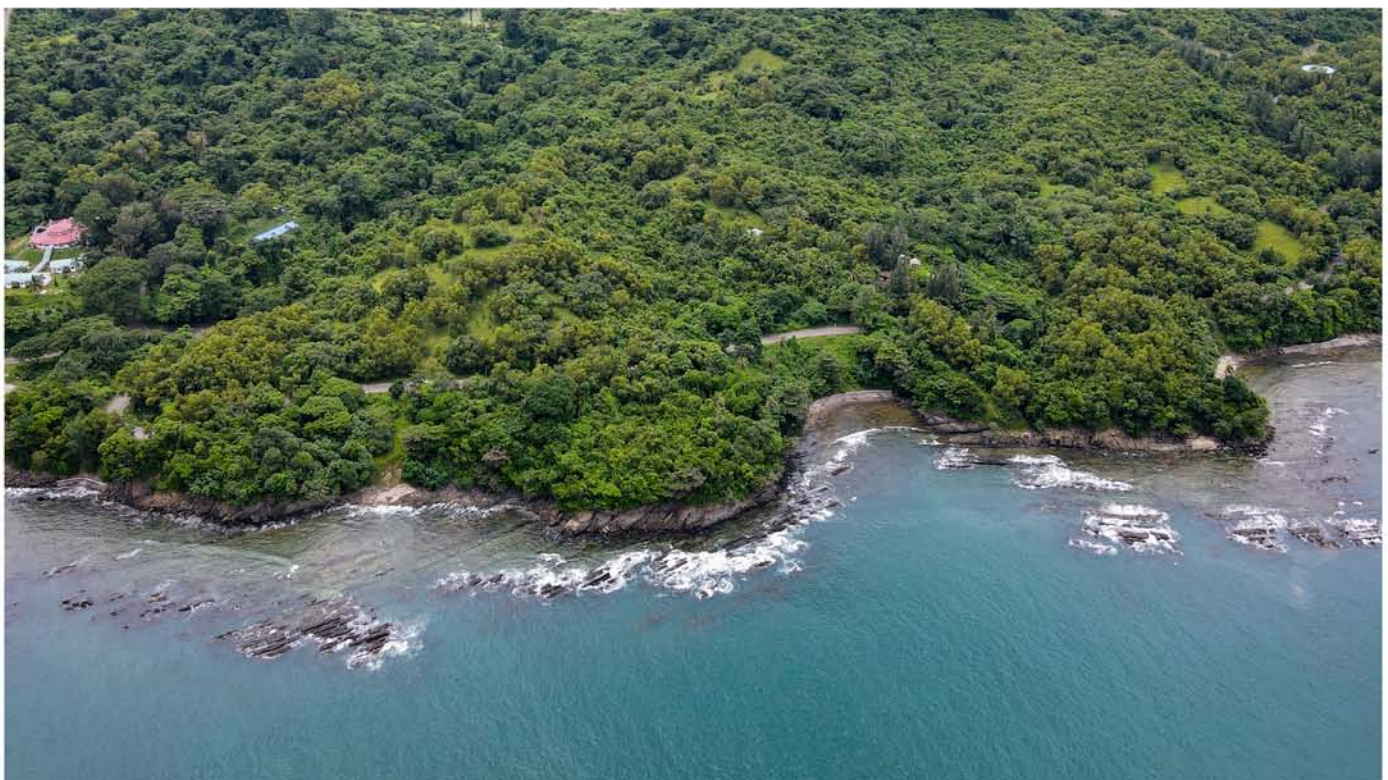


Site	Project Particular	Project Cost (Rs. in Crores)	Water (KLD)	Power (MVA)
Site 1 (7.10 Ha)	115 keys luxury resort Star category – 5 Star	146.40	115	0.56
Site 1 (7.10 Ha)	115 keys luxury resort Star category – 5 Star	146.40	115	0.56

The land identified for the project is revenue land under existing Master Plan for Port Blair Municipal Area and falls in CRZ area, therefore the project would require CRZ Clearance and approval from Town Planning Authority.



View of Goodwill Estate



Bird-eye view of Goodwill Estate



### 3.4.11 (a) Rangachang Village

#### Site Details



The sites are located in Port Blair Tehsil of South Andaman district in Andaman Islands adjacent to the sea. Rangachang is situated 20 km away from Port Blair and accessible by NH-4 which passes through the site. Rangachang extension is about 3 – 4 kms from Rangachang. Site is located near a cliff and has sea view. Site in Rangachang is measuring 52.68 ha and Rangachang extension is measuring 26.22 ha.

It is proposed to develop Rangachang site as 27 hole world-class golf facility capable of hosting international level PGA golfing events. To create contiguous land mass for development of 27 hole golf course facility, it is proposed to undertake reclamation for the additional land required. It is proposed to develop Rangachang extension as golf villas.

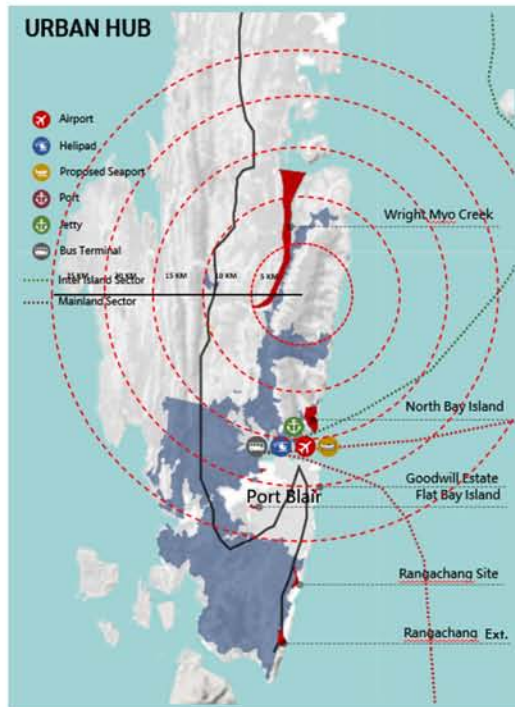


Schematic layout



Site	Project Particular	Project Cost (Rs. in Crores)	Water (KLD)	Power (MVA)
52.68 Ha (Rangachang)	27-hole golf course	644.23	200	0.25
26.22 Ha (Rangachang extension)	100 keys resort and 132 keys resort Star category - 4 Star	290.30	240	1.16

The land identified for the project is revenue land but classified as deemed forest and falls in CRZ area, therefore the project would require Forest Clearance and CRZ clearance.



Bird-eye view of Rangachang Village



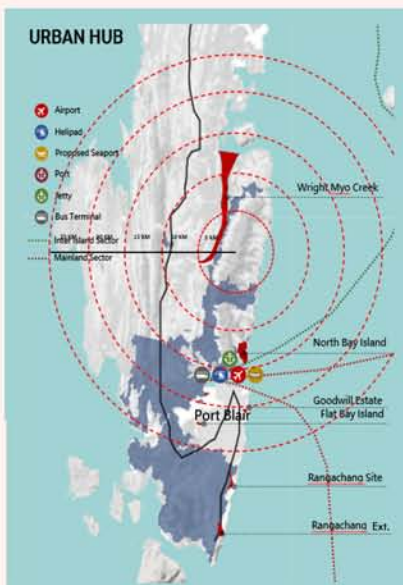
View of proposed site at Rangachang Village



### 3.4.11(b) Rangachang Extension Site Details



Schematic layout







View of proposed site at Rangachang Extension



Bird-eye view of Rangachang Extension



### 3.5 Implementation Framework

For the investment opportunities across the phase IA and phase II project suitable Public-Private Partnership (PPP) model will be considered i.e. Design, Build, Finance, Operate, Transfer (DBFOT). The general arrangement for structuring these transactions applicable to all investment opportunities is as presented below:

ANI Administration will be the Nodal Agency, whereas, ANIIDCO will be the Project Proponent/ Implementation Agency, and acting on behalf of the ANI Administration as well as executing the concession agreement with the Concessionaire. Competitive bidding process, which will be single stage two envelope process.

The transaction will have clearly defined development standards in terms of mandatory and optional development obligations; e.g. number of permissible rooms (max. threshold), permitted activities, possibility of development in phases, building and construction standards taking into consideration eco-conversation, etc.

Incorporation of SPV will be mandatory, whether the selected bidder single entity or Consortium.

Key parameters related to the proposed PPP transaction structure is as presented in table below:

#### GENERAL ELIGIBILITY

An Applicant may be a natural person, private entity, government-owned entity or any combination of them with a formal intent to enter into an agreement or under an existing agreement to form a Consortium.

#### CONSORTIUM AND ELIGIBILITY

- Consortium allowed.
- Change of Composition not allowed till 02nd anniversary of commercial operations.



## ROLES AND RESPONSIBILITIES OF THE PARTIES

### The Authority (ANIIDCO)

- Grant of Concession

Conceptualize, plan, design, the project ensuring adherence to the development standards specified in the bidding documents.

To decide, levy, and collect fee/ charges from tourist/ customers at eco-tourism resorts and for provisions of permitted activities operated on commercial basis from the project premises.

- Provide proposed land parcel on lease/ license rights to undertake the development of the eco-tourism resort as well as ancillary facilities for tourists, free of encumbrance.

- Assist during securing necessary and mandatory approvals and permissions related to the proposed project.

### The Concessionaire

- To undertake development of the eco-tourism resort in line with the mandatory development obligations as well as Environmental Clearances approvals already secured.

- To secure other necessary and mandatory approvals and permissions from state and local authorities.

- To appropriate user charges against the services that will be provided at the project such as room rental, F&B charges, other services provided as per facilities developed.

## BIDDING PARAMETER

Highest Concession Fee

## REVENUE SHARING MODEL

Suitability and optimal revenue sharing mechanism will be considered; and options considered are as follows:

- Upfront Premium plus Annual Concession Fee Model, or
- Annual Concession Fee (Lumpsum Premium and/or Lease Fee) Model, or
- Royalty Fee Model.

## POTENTIAL RISKS

The potential risks related to the PPP projects that are attributed to the Concessionaire are as follows:

- Financial Risks – achieving financial closure, securing capital investment for funding project development.
- Design and Development Risks – ability to understand the Andaman region and accordingly plan and design the proposed project to attract tourists and sustain the business; also, to be able to plan well the development and resources requirement to ensure timely completion of the development of the project as well as within budgeted cost.
- Market Risks – occupancy, footfalls at facilities developed, etc. which pose commercial risks.





For further information please contact Managing Director, ANIIDCO  
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