



District:- Guntur		Site Location:- Nagulavaram(V), Macherla (M)
Land Details	Site Area (in Acres)	250 Acres
	Survey Number	961 -1
	Latitude & Longitude	16°33'55.62"N 79°20'14.40"E
	Classification as per Revenue records	Govt. Poramboke
	Land use	Tourism
	Classification as per CRZ Norms	N/A
Site Map		
Connectivity	By Road	Nagarjunasagar Bus stop
	By Rail	24 KM - Macherla Railway Station
	By Air	153 KM - Hyderabad Airport 200KM - Vijayawada airport
Nearby Tourist destinations	Ethipothala Water falls, Buddhist Museum on Nagarjuna Hill, Anupu, Seat of ancient Nagarjuna University, Sri Chennakesava Swamy Temple, Macherla, Dhyana Buddha at Amaravathi, Sri Amaralingeswara Swamy Temple, Amaravathi, Srisailam Temple, Guttikonda Caves.	
USP	Nagarjuna Sagar Dam, Picturesque landscape, Buddhavanam	
Indicative Tourism Projects	Mega Theme Park, Film City, Golf Course, Audio Visual Presentation Center for Buddhism	
Indicative Project Cost	Rs.200 to 300 Crores	
Mode of execution	Land Lease (PPP Mode)	
Land Allotment Procedure	Open tenders- Single Stage- 2 covers	
Lease period & Time period for completion of the project	Lease period of 33 years (Plus) 3 Years for Construction	
Incentives as per Tourism Policy	1) 100% reimbursement of SGST for 5 years subject to CAPEX. 2) 100% reimbursement of Stamp duty & Transfer duty. 3) 100% Waiver of Land conversion charges. 4) Reimbursement of Electricity charges @Rs.2.00/Unit for (5) years. 5) Other supports as per A.P.Tourism Policy 2020-25.	
Implementing Agency	Andhra Pradesh Tourism Authority, Vijayawada	
Sr.Admin Executive(Estates), Ph: 912 11 44 100		Director (IDG), Ph: 9121 72 5858