



District: Nellore		Site Location: Tokapalem(V), Rapuru(M)
Land Details	Site Area (in Acres)	25.53 Acres
	Survey Number	13
	Latitude & Longitude	14°18'37.7"N 79°36'59.3"E
	Classification as per Revenue records	Konda Poramboke
	Land use	Tourism
	Classification as per CRZ Norms	N/A
Site Map		
Connectivity	By Road	Tokapalem Bus stop
	By Rail	65 Km Railway Station Nellore.
	By Air	125 Tirupati International Airport.
Nearby Tourist destinations	Pulicate Lake, Bird Sanctuary – wildlife refuge, Tada – Waterfalls and hiking, Udayagiri – temples, Caves, Penchalakonda – Water falls and Temples, Mypadu Beach, Somasila – temples and rivers, canals and History, Naidupeta – Temples and History, Nelapattu – wildlife, Kandaleru Dam – Reservoir, Krishnapatnam – Beaches, Jonnawada- temples and History, Rahmatabad – History, Vinjamur- Shriharikota – Satish davan space Centres, Nellore Arabakkam – temples and History, Venadu - Lake, Allur –Temples and History, Lrukkam Island – Kasumuru – Dargah Vakadu, Gandipalem - Reservoirs and rivers, Ananthasagaram – Lakes and Reservoirs, angapatnam – Beaches, Chemudugunta – science museums and museums, Andipalem Reservoirs and River, Cumbum Forest Range - Nature and Wildlife, Tummalapenta – Beaches, Pudi – Rivers, Venadu – Beaches, Irakam Yellore – Temples and Caves	
USP	Reservoir	
Indicative Tourism Projects	Eco- Resort, Ropeway, Water sports	
Indicative Project Cost	Rs.20 Crores	
Mode of execution	Land Lease (PPP)	
Land Allotment Procedure	Open tenders- Single Stage- 2covers	
Lease period & Time period for completion of the project	Lease period of 33 years (Plus) 3 Years for Construction	
Incentives as per Tourism Policy	<ol style="list-style-type: none"> 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