

COCHIN PORT AUTHORITY
GENERAL ADMINISTRATION DEPARTMENT
(ESTATE DIVISION) COCHIN – 9
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No. MSTC/TVC/COCHIN PORT TRUST/5/WILLIGDON ISLAND/22-23/1449 Dated: 27.04.2022

Replies to Pre-bid queries

Replies to the queries raised by bidders in the pre-bid meeting conducted at 1430 hrs on 18.04.2022 in connection with the tender for lease of 8 plots in Willingdon Island for a period of 30 years with Annual Lease Rent as tender variable (MSTC/TVC/COCHIN PORT TRUST/5/WILLIGDON ISLAND/22-23/1449 dated 07.04.2022) are given below.

S. No.	Clause No.	Tender clause	Query	Cochin Port's Responses
1.			The bidder is an authorised Waste/Used oil recycler with valid consent from Kerala State Pollution Control Board and proposes to use the land for the Storage facility of Raw materials i.e. Waste/Use oil which comes under Hazardous Category. Please confirm whether it is permitted.	Accepted subject to comply with safety and environmental safe guards as per statutes.
2.			The requirement of space near the Port area is for storage of waste oil/used oil /sludge and other materials received from Shipping vessels during reception and clearance done. Same will be stored in MS Tanks which may be installed. The other requirement is for a small office to store records with safety and to park vehicle used for transportation purpose. The stored material is not inflammable. Guidelines of KSPCB will be adhered and followed strictly and are ECO-friendly.	Accepted subject to comply with safety and environmental safe guards as per statutes.
3.			The Plot are mentioned as for commercial activity – to confirm whether Petro Retailing of Petrol and Diesel is allowed – Storage and dispensing to Public, subject to obtain all statutory clearances.	Accepted
4.	Page15 Clause No. 3.23.7. & 3.23.8.	In case a bidder does not participate in the e-auction, his only bid will be that given in the Price Schedule format. E-auction will not be conducted in case of receipt of	Does it meant that If Bid submitted but not participated in e-auction then bid shall be assumed to be base price itself for that particular land parcel. Or, whether we need to submit an offline bid prior to e-auction.	E-auction will be followed the tender. In the e-auction stage, the bidder can improve his price quoted in the tender. If the bidder is not participating in the e-auction, his price, quoted in the tender will be taken as the final price.

		only one valid bid for the plot		
5.			The bidder is a proprietorship company and planning to change it to an LLP or PVT Ltd due to the high turnover compared to the previous years. They would like to know, if the 30 year agreement can be changed to the newly formed company which would take over the current proprietorship company. Also want to know the procedures in this regard. The Proprietor of the current company will be the Managing Director of the newly formed company	In case a bid submitted by a proprietorship firm, which fulfils the MQC, is accepted, the lease cannot be awarded in the name of any other entity. In case such change of firm is required, the option is to transfer the original lease in the name of the bidder to the new firm, after execution of lease deed, for which transfer fee is payable.
6.			The bidder has proposed to bid for the 0.4047 ha land, south of Penna Cement, tendered on commercial category. The following queries are connected with the above plot.	
6.1.	Page-3 Clause No 1.1	Proposed Usage is Commercial (Port Related)	Whether it can be cited as "Tank Farm Facility" for storage purpose of Liquid Cargo- Non Hazardous	The plot can be utilized as "Tank Farm Facility" for storage purpose of Liquid Cargo- Non Hazardous
6.2.			If the said tender land is allowed for Storage of "Liquid Tank Farm" purpose, whether it will be permitted for connectivity of Pipeline from Ekm. Wharf or Matt. Wharf, or to have connectivity from both the Wharves	Pipeline connectivity will be considered on payment of way leave charges and depending up on the nature of cargo, subject to approval of the Board
6.3.			Their present pipeline connectivity is from Ekm. Wharf at Q7 Jetty, whether the permission will be given by the CoPA for hooking up of pipeline as connectivity for utilizing the above said tender land or they will be allowed to put a dedicated line for the same.	Hooking up of pipeline connectivity from the existing connection at Q7 Jetty will be considered subject to approval of the Board.
6.4.			How many numbers of Pipeline connectivity will be permitted from wharf inside to said tender land	Depending up on the requirement and nature of cargo
6.5.			If there is any provision for "Common User Facilities System" for avoiding interested parties to lay an individual pipeline in consideration of crumpling of Port land	Beyond the scope of the tender
6.6.	Page-11 Clause No 2.36.1.2.	Annual Leases where the successful bidder opts to remit the lease rent for the entire lease period on upfront basis: The successful bidder should	Whether any chance for extending the period of payment beyond the validity period as mentioned in Tender bid notice dated 07.04.2022, in case the tenderer is requesting by written communication beyond the valid period when tenderer was interested to pay on Up-front basis as Premium up to period of 30 years	Payment of lease rent for 30 years on upfront basis will be as per Clause No. 2.35 and 2.36.1.2. Granting time beyond the time stipulated in the tender document for remitting payment is the sole discretion of the Port and will attract penal interest as per SoR.

		pay the Upfront Lease Rent as quoted in the tender within 60 days of issue of pre-acceptance letter.		
6.7.			Whenever the revision in Scale of Rate (SOR) is amended as directed by TAMP, the revised SOR will be calculated as rental for above said tender land, in case the land was allotted on Up-front basis a Premium up to period of 30 years	Periodical revision of the SoR will not be applicable to the lessees opting upfront payment of lease rentals
6.8.			Whether the said tender land is having exception from CRZ clearance, since the land utilizing based on Major Port infrastructure projects under Ministry of Shipping	The said land is situated 250 m away from the water area and hence CRZ clearance is not applicable for the plot
6.9.			Whether CRZ & Naval clearance or any other statutory clearance from the competent authority to be complied before commencement of project or constructional activities	The lessee shall obtain clearance as detailed at clause No.5.2 and lease deed conditions 2(d) and 2(i) of the tender document.
6.10.			Whether CRZ & Naval clearance or any other statutory clearance from the competent authority can be complied with Cochin Port Authorities after completion of project / constructional activities or before operating the tank farm	The lessee shall obtain clearance as detailed at clause No.5.2 and lease deed conditions 2(d) and 2(i) of the tender document.

Note: This document also forms part of the tender document No.MSTC/TVC/COCHIN PORT TRUST/5/WILLIGDON ISLAND/22-23/1449 dated 07.04.2022

**Sd/-
Secretary**