

**COCHIN PORT AUTHORITY**  
**GENERAL ADMINISTRATION DEPARTMENT**  
**(ESTATE DIVISION) COCHIN – 9**  
**Phone: 0484-2582127, 2582100 Fax: 0484-2668163**

No. MSTC/TVC/COCHIN PORT TRUST/7/WILLIGDON ISLAND/22-23/3677 Dated: 18.05.2022

**Replies to Pre-bid queries**

Replies to the queries raised by bidders in the pre-bid meeting conducted at 1430 hrs on 05.05.2022 in connection with the tender for combined lease of land and water area in the Willingdon Island Walkway and Thevara for a period of 30 years with Annual Lease Rent as tender variable (MSTC/TVC/COCHIN PORT TRUST/7/WILLIGDON ISLAND/22-23/3677 dated 26.04.2022) are given below.

S. No.	Clause No.	Tender clause	Query	Cochin Port's Responses
1.			The 50 cents land area and water area (Willingdon Island Walkway), is it possible to make plot vertically facing Maritime and other side towards the water at the time of measuring	Change in orientation of the plot is not possible.
2.	Section-6	Profile of Bidder & Details of the project proposed : Brief description of the project for which the land is proposed to be leased	At the time of submitting documents, the brief description of project to be done is being mentioned in the annexure, is it compulsory to follow the same project for lease period or is it okay to change the project after 4 or 5 years which comes under warehouse/commercial itself and which deals in EXIM and coastal cargo items?	Tender condition prevails. Please refer to Corrigendum No.1 dated 18.05.2022 of the tender document in this regard.
3.			There are 3 directors in a company, in case after 2 or 3 years if one director leaves and another director joins the company should we notify Cochin Port Trust? The name of the company will remain the same	Any such change shall be informed to the Port.
			Query regarding land and water area at Thevara	
4.			Land category: Is the land categorised wet land or dry land?	The land is categorised as 'Sarkkar Poramboke, Cochin Port Trust'.
5.			CRZ category: Mangrove buffer area or not. Is legally possible to construct a structure in this zone?	Category IA and Category-II. Constructions in the area will be as per approval/clearance by the statutory authorities.
6.			KWA water line: Please disclose the contract if any	Cochin Port has given Way leave permission to KWA in 2011 for laying pipelines through the land and water area.
7.			Land Deed: Land deed can you provide a copy	Format of lease deed is given at Section-9 of the

				Tender Document.
8.			Access: Any provisions to protect or compensate our investment in case NHAI restricts access to this land	Necessary right of way permission/clearance from NHAI authorities, if required, shall be obtained by the Lessee at their risk and cost for access to the plot. Any assistance in this regard will be given by the Port.
9.			Survey of Land: The survey according to the existing available land is needed as there seems to be disagreement with the sketch provided. A transformer is also found at the south side of the land blocking entry	Sketches and area given are only approximate and there may be marginal variations. A joint survey (if required), will be conducted after remitting payments as per the pre-acceptance letter. If any variations are noticed in the extent of area, all payments will be regulated as per actual area. The lessee can request KSEB to shift the transformer from the current location at the lessee's cost, if required.
10.			Occupation of land by other parties it is noticed that the land is currently occupied by some waste disposal workers and locals for storage farming access etc	The land will be handed over without any encumbrance.
11.			Water area rental the water way is blocked by Indian Navy for any water transport in this region. The utilisation of the 50 cent water space is hence difficult. Jetty construction is not viable as boat parking or transport is prohibited. Construction 26 meters on top of water is financially and environmentally demanding	The water area offered is situated adjacent to Kollam-Kottappuram National Waterway (NW-3), and is owned by Cochin Port. Permissions, if required, for manoeuvring boats through the area, etc., can be obtained from the Navy. Necessary assistance will be extended by Cochin Port. Construction of 26 meters height over the water is not envisaged in the tender.
12.			Stage wise construction: I am proposing stage wise utilisation on land and water. Would like some clarity on the rent each year	Please refer to 2.c) of the Lease Deed at Section-9 of the Tender Document.
13.			JV: I have a income tax return filed in India as a salaried individual for an income exceeding 20% of the minimum requirement of the JV member. I would like to join with a company who satisfies the remaining turn over criteria. I would like to know if I can join the JV as an individual for	Please refer to Section 2.5.1.6. of the Tender Document.

			the bid and then form a legal entity as specified.	
14.			The area under KWA pipeline needs to be measured along with buffer for KWA works entry and shall be excluded from rent in land and water	The area occupied by the valve chamber (s) of KWA on the land will be excluded for calculation of lease rent.
15.			Lease rent payments during government imposed lockdowns to be clarified	No exemption is allowed.
16.			Security deposit equal to two years rent is a burden in the initial stages of development of the project. Propose to make it equal to one year's rent.	Tender Condition prevails.
17.			Request to consider the following: The area proposed for Extending the NH966 comes to around 35 cents (72 meters long stretching from abutting NHA land to the backwaters and around 20 meters wide (same as the road width)). Considering that the possibility of building an extension is high in the next ten years, we request to reduce the rent for this part of the land to 40% of the value shown in the tender (similar to the reduction for GIDA land as per SoR)	Tender Condition prevails.
18.			The valuation of the land needs reconsideration due to the risks below 1) Mangrove buffer zone as shown in CRZ website \ 2) No road access formally written 3) Navy restricted water space 4) KWA line along with buffer restricting utilisation of around 16 cents land (5meter including buffer by 130 in total length) 5) The area of around 35 cents under risk of NHA extension in around 10 years or less	Tender Condition prevails.

Note: This document also forms part of the tender document No. MSTC/TVC/COCHIN PORT TRUST/7/WILLIGDON ISLAND/22-23/3677 dated 26.04.2022)

**Sd/-  
Secretary  
Cochin Port Authority**