

No. MSTC/TVC/COCHIN PORT TRUST/20/WILLIGDON ISLAND/22-23/6503 Dated: 09.06.2022

Replies to Pre-bid queries

Replies to the queries raised by bidders in the pre-bid meeting conducted at 14:30 hrs on 02.06.2022 in connection with the tender for lease of 3 plots in Vallarpadam for a period of 30 years with Annual Lease Rent as tender variable (MSTC/TVC/COCHIN PORT TRUST/20/WILLIGDON ISLAND/22-23/6503 dated 24.05.2022) are given below.

S. No.	Clause No.	Tender clause	Query	Cochin Port's Responses
1.			<p>With reference to the subject Tender Document uploaded on the website (37 pages doc), we would like to draw your kind attention that as per our understanding that the document has 2 parts, one is "Price Bid" and another is "Technical Bid". Price Bid is given in Point No. 12, page no 37. But we are unable to find Technical Bid details in the document.</p> <p>As per point no. 2.19 on page 9, "the bidders are required to submit both Technical bid & Price bid in 'e-bid' mode only on https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp before the due date and time fixed for opening of technical bid". That means till page 36, it is Technical Bid and on page 37, Price Bid is given.</p> <p>Request you to confirm whether there is any additional document apart from the above referred document for Technical Bid.</p>	<p>While submitting the e-tender through MSTC portal, the bidders shall submit technical bid followed by price bid. Details of submitting "Technical Bid" and "Price Bid" is given at Section 3.13.4 of the tender document. The technical bid includes the information to be filled in the e-tender portal and the documents to be uploaded as per Section 2.18 of the tender document.</p> <p>There is no additional document apart from the tender document. Reply to pre-bid queries will also form part of the tender document.</p>
2.	Page3 Section 1.1.		<p>Bid Notice on page no. 3, there are 3 separate projects given for Plot No. 1, Plot No. 2 and Plot No. 3. Kindly confirm whether partial participation, i.e. project of Plot No. 3 only is permissible as we are keen to set up LNG Fuel Outlet for vehicles only.</p>	<p>The bidder is free to submit bid for any or all plots.</p>
3.			<p>Please clarify whether the boundary wall cost on the plot will be borne by Cochin Port Authority or it will be borne by the bidder.</p>	<p>By the successful bidder</p>
4.			<p>It is mentioned in the Tender Document that necessary water and electricity supply will be provided by lessor to the lessee. So kindly confirm on what basis the same will be charged.</p>	<p>Cochin Port is the Licensee for supply of electricity in the area. The rates will be as approved by KSERC (Kerala State Electricity Regulatory</p>

				Board). Water will not be supplied by CoPA in the area, and the lessee needs to make own arrangements.
5.			After getting the award, whether there is any fix Project Completion Date to execute the Project	Please refer Section 5.12 of the tender document.
6.			We understand that after setting up of LNG Fuel Outlet for Vehicles, only LNG supported vehicles will be able to use the said facility. That means we understand that the Port Authority will allow only LNG supported vehicles to enter in the port area.	Port area will be open to all vehicles; not LNG supported vehicles alone.
7.			Dimensions of Plot-3 of 0.2023 ha (0.50 acres)	50 M x 40 M approximately (50 M road frontage)
8.			Availability/provision of water and electricity connection in the vicinity	Please refer to the response at SNo.4.
9.			Presence of any high-tension or major cable/pipeline in or on the plot.	One 11 KV cable is laid underground in the eastern side of the plot, within 1 M from the boundary
10.			Demarcation and clearing of vegetation on the plot will be in the scope of Lessor or Lessee	Lessee

Note: This document also forms part of the tender document No. MSTC/TVC/COCHIN PORT TRUST/20/WILLIGDON ISLAND/22-23/6503 dated 24.05.2022)

**Sd/-
Secretary
Cochin Port Authority**

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