

No. MSTC/TVC/COCHIN PORT TRUST/72/WILLIGDON ISLAND/22-23/41539 Dated: 28.03.2023

**Replies to the pre-bid queries**

Replies to the queries raised by bidders in the pre-bid meeting conducted at 1430 hrs on 10.03.2023 in connection with the tender for lease of 4 plots in Willingdon Island South side for a period of 30 years with Annual Lease Rent as tender variable (MSTC/TVC/COCHIN PORT TRUST/72/WILLIGDON ISLAND/22-23/41539 dated 27.02.2023) are given below.

S. No.	Tender Clause description	Query	CoPA response
1.	<p>Pg.3 (1.1) S. No I&amp;2 (Commercial / Industrial/ Hospitality activities which includes General Warehousing / Open Storage/ Tank Farms, etc., Shipping Ancillary, Commercial/ Office Complexes, Hotels, Convention Centres, Stadiums, Educational Institutes, Hospitals, Public Space, etc.)</p> <p>S. No. 3&amp;4 (Commercial/ Hospitality / Industrial activities which includes Hotels, Convention Centres, Commercial /Office Complexes, Warehousing, Parking Facilities. Workshops, etc.)</p>	<p>S. No 1,2 ( Plot-18_1 and Plot-A18_2) - Proposed usage: Tank farm is mentioned in proposed usage for these plots, however, Tank farm is not mentioned in proposed usage for Plot-S14 near Ruchi tank farm and Plot-S16. These plots being near to existing tank farms, yet Tank farm is not mentioned in proposed usage for these plots.</p> <p>Request port to check the same and permit Tank farm development on all the plots mentioned in S No. 3 &amp; 4.</p>	Tank Farms are permitted in plots at S. Nos. 3 & 4.
2.	Pg4 (1.5) EMD should be remitted in form of RTGS NEFT or in form of Banker's cheque or DD	Request Port to also Permit submission of EMD in form of Bank Guarantee.	Tender Condition prevails.
3.	Pg8 (2.13) The bids will be qualified for next stage only after perusal of the above details and if the proposed activities in the land (s) are acceptable to Cochin Port Authority.	Request Port to mention Tank Farm as proposed activity for plots tendered at S No. 3 and 4	Please refer to CoPA response at S. No.1
4	Pg9 (2.24) E-auction will not be conducted in case of receipt of only one valid bid for the plot.	Request port to clarify if only one valid bid for the plot is received will the sole bidder be allotted the plot on price quoted in the financial bid?	Please refer to Clause 2.28 of the Tender Document.
5.	Pg15 (3.23.12) In case of submission of any bid within eight minutes immediately before closing time of e-auction, the system will allow further bid by any other technically qualified bidders for the next eight minutes from the time of submission of last online bid.	Port should set Minimum increment value in e- auction and day close time should be assigned after which the e' auction shall be continued on next day from latest bid Price set on previous day.	Tender Condition prevails.

	This will go on till no bid is received within eight minutes of the last bid received.		
6.	Pg25 1(i) If the Lessee makes default in payment of the lease rent, electricity & water charges, cargo and vessel related charges or any other dues to the Lessor under this Agreement or otherwise and/or interest as provided hereinbefore, the Lessor shall be entitled to terminate this agreement and cancel the lease forthwith.	Lessor should give sufficient time to Lessee to make the payments.	Tender Condition prevails.
7.	Pg27 2(i iii) The lessee shall keep the Port informed when any toxic or hazardous cargo is warehoused in godown / office.	Storage terminals import chemicals, petrochemicals which are hazardous in nature. The successful bidder who intends to develop tank farm shall take the required prior permission/licenses from Port, pollution control board and other necessary authority. Tank farm operator need not inform for every cargo received in terminal	Tender Condition prevails.
8.	Port to clarify whether pipeline connectivity to jetty will be given for the tendered plots. If yes, request port to provide details.		Pipeline connectivity to Q4 berth can be provided underground / overground in vertical tiers, as feasible.
9.	Request port to provide CRZ report / map for the tendered plots		CRZ restrictions apply to the plot at S. No.4, which is at a distance of 20 m from the canal on the north side of the plot.

Note: This document also forms part of the tender document No. MSTC/TVC/COCHIN PORT TRUST/72/WILLIGDON ISLAND/22-23/41539 dated 27.02.2023)

**Sd/-  
Secretary  
Cochin Port Authority**

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