

COCHIN PORT TRUST

Replies to the queries raised by the participant firm during the meeting conducted at 1430 hrs on 28.06.2018 in the Conference hall, Adm. Block, Cochin Port Trust in connection with Tender for Lease of 0.255 ha of Land at Fort Kochi for Commercial/Non-Port Based Development like Hotel/Hospitality Activities on Upfront Payment Basis for a period of 30 years on Tender Cum Auction Method (Tender No. MSTC/BLR/COCHIN PORT TRUST/3/WILLIGDON ISLAND/18-19/6959)

Sl. No.	Queries	CoPT's Responses
1	How much distance is needed from the beach side to re-build the building?	<p>The building comes under CRZ . II. The details published in the Gazette of India: Extraordinary Part-II, Section 3, Sub-section (ii) of dated the 6th January, 2011 regarding CRZ-II is as follows:</p> <ul style="list-style-type: none">(i) buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures;(ii) buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the existing norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road:(iii) reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use; <p>However, the bidder shall confirm the same with the Kerala State Coastal Zone Management Authority (KCZMA).</p>
2	What is the height limit of the building?	<p>As stated earlier, the building comes under CRZ-II. Also, the building area is situated in the notified Heritage Zone. The plan and height of the building at the site has to be compliance with the Heritage Zone Regulations and CRZ Regulations issued by the authorities from time to time.</p>

3	Is sub-lease available?	Sublease is not permitted. However, short term contracts with third parties, for providing various services related to the running of the Hotel/Hospitality Activities shall not be considered as a sub-lease. Such short term contracts shall expire with the expiry of the lease.
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The aforesaid Queries / Responses and addendum/corrigendum shall form part of the tender.

Sd/-

SECRETARY