

COCHIN PORT TRUST

Replies to the queries raised by the participant firms during the meeting conducted at 14:30 Hrs. on 01-08-2017 in the Conference hall, Adm. Block, Cochin Port Trust in connection with Tender for Lease of 0.80Ha. (198 cents) of Land at Bolghatty for a period of 30 years on Annual Lease Rent basis for developing & operating full-fledged truck parking terminal and allied activities with payment of onetime non-refundable premium as tender variable on tender cum auction basis Tender No. MSTC/BLR/COCHIN PORT TRUST/11/WILLIGDON ISLAND/17-18/7673

Sl. No.	Name of firm	Queries	CoPT's Responses
1	M/s Impex United	Can CoPT identify the boundary of the plot physically with us as there is no specific boundary	Yes, The boundaries will be marked during handing over of the land area.
2		Please confirm the CRZ zoning for the plot, can we obtain a village sketch for the plot of land to identify the boundaries. Has the plot got a re-survey number.	CRZ Zoning norms are applicable as per prevailing regulations. Village sketch- will be made available Re-Survey No.- will be made available
3		Is there any allied activity that is not permitted in the Plot.	Activities connected with Truck Parking Terminal can only be allowed.
4		Can you kindly confirm the nearest electricity connection transformer/sewage/water connection point as the same may be taken from CoPT Infrastructure.	Cochin Port doesnot have our own infrastructure. The bidder has to approach KSEB, KWA etc or make their own arrangements to meet with such requirements
5		Can we build multi level lorry parking to accommodate more lorries.	Cochin Port has no objection in constructing multi level lorry parking subject to approval from statutory authorities.
6		Is there is any subsidised/or rate contract for parking fees to be levied from the lorries.	No.
7		What can be the Floor Area Ratio (FAR) of the building with allied services. eg. Bank ATM, Convenience store, dormitory, tyre repair shop, food court etc.	FAR as per Kerala Building Rule(KBR) is applicable.
8		Is there any height restriction for buildings in the plot	As per extant of information available height restriction is upto 50m
9		Can the lorry parking limited to 40ft trailers or should we include for 20 ft as well.	As per the demand profile, the lessee can decide.

10		Can the parking space be used by coaches/buses, other people carriers etc.	The purpose of the tender is for developing and operating full-fledged truck parking terminal.
11		How much land from the 198 cents can be used for allied activities.	10% of the land area ie nearly 20 cents
12		What will be the time frame for approvals from Port in building permits before submission to village office for approval. We presume all approvals has to be from Mulavukad Panchayath.	The successful bidder shall obtain all developmental permits from the Civil Engineering Department. All statutory permission as required from other bodies including Mulavukad Panchayath may also be taken as per rules. Cochin Port normally issues permission for construction within one month from remittance of Scrutiny fee.
13		In allied business please do the needful to add the following business to rent out the premises other than the activities mentioned by COPT; Multiplex Movie, Supermarket, Bank Counter, Textile/Gold Retail Outlets, Health Club, Hoarding/Digital Signboards, Wall painting, Service Apartments and Commercial office space	Activities such as Multiplex Movie, Supermarket, Textile/Gold Retail Outlets, Wall painting and , Service Apartments cannot be permitted, being non Port Related activities. Specific approval from Port for activities other than mentioned in the Tender document shall be taken in advance.
14		Need clarity in case if there is only one bidder what will be the status of the bid.	The right of acceptance of lone bid solely vest with Cochin Port.
15		Is there any Zoning for the land-Industrial, Residential, Commercial or any	State Authorities may be contacted to ascertain such zoning of land.
16		Can we build 5 floors with 40000 sq.ft building for allied business in the allocated area in compliance with KBR	All construction shall be governed by prevailing KBR and the plan has to be got approved from Civil Engineering Dept. Of Cochin Port.
17		To make the project economically feasible request to consider from 10% to 20% of the total land for allied activities.	Tender condition shall prevail.

This Queries / Responses and addendum/corrigendum shall form part of the tender document and the same shall be and uploaded along with the bid document by the bidders.

Sd/-

SECRETARY