

COCHIN PORT TRUST

Replies to the queries raised by bidders in the Pre-bid meeting convened on 04.12.2019 in connection with the tender for lease of 22.351 ha (55.21 acre) of land at South End, W/Island for Business District and Hospitality node purpose for a period of 60 years (Tender No. MSTC/BLR/COCHIN PORT TRUST/20/WILLIGDON ISLAND/19-20/25277)

S No	Clause No.	Tender clause	Queries	CoPT's Responses
1	2.11.2	The bidder should be a Registered Partnership Firm or Company or Joint Venture(JV) or Consortium or other Statutory Bodies registered in India	Whether the LLP (LIMITED LIABILITY PARTNERSHIP) can be Participated in this tender	LLP Registered in India can participate in the tender
2	2.33	Successful bidder shall have two options to pay the upfront payment as quoted in the tender, plus GST, either in full or in contiguous 10 maximum equal yearly instalments with interest at the rate of G-Sec prevalent at the time of grant of lease	Is it possible to pay the amount in installment scheme what i meant, please allow us to make full amount in to 10 installments in 10 years with 6% interest	Interest will be on G-sec rate prevalent at the time of grant of lease
3			Could you provide the facility for accommodation for labours and office staff because as far as our work concerned surely will be having night shift duty	Will be considered, if such facility is available, on payment basis as per CoPT's Scale of Rates.
4	4.30	The lessee shall not underlet or otherwise sublease the leased premises or the building(s)/structure(s) erected or	Can we provide lease provision to other parties?	Yes. Clause No.4.30 of the tender document has been deleted.

		to be erected thereon or any part thereof		
5			Shall we divide this total area (55acres) in to two portion for the proposed activity? Whether boat jetty is permitted?	The tender has been invited for the entire area of 55.21 acre. Construction of boat jetty is permitted, subject to payment of applicable charges as per CoPT's Scale of Rates.
6			After the tender duration(60 years)What is the procedure, Terms and conditions for renewal of this tender?	As per the present guidelines issued by Gol, the land will be put to tender-cum-auction with the first right of refusal to be extended to the existing lessee. The existing lessee should be allowed to match the H-1 bid. If any structure has been constructed by the earlier lessee on the leased land, it would be valued by a third party valuer to be agreed upon by the Port Trust and the earlier lessee and the successful bidder has to remit the value of the structures, which would be passed on, to the previous lessee.
7			Is RFR act applicable for us?	Yes, at the time of renewal of lease
8			Could you allow us to do the construction for 7 years?	Utilization of the land will be as per clause No.4.16 of tender document
9			What's the approximate piling depth, any information about that?	Depth of piles varies depending on the capacity requirement. Soil data of the area is not available and investigation can be done by bidder at his own cost
10	1.10	Bid Due Dates	Thorough evaluation and feasibility assessment requires sufficient time. We request the Authority to further the Bid Due Date by a couple of months.	Bid due date has been extended up to 1430 hrs on 16.03.2020.
11	2.1	Scope of Bid	We request the tenure to be extended to 99 years or on a perpetual lease basis.	Tender condition prevails
12	2.3	Details of Real Estate Asset	The quoted reserve price of INR 377,44,19,945 is on a very high side. This may not justify feasibility for a hospitality project.	No comments

13	2.8	Tender Variable	It is requested that the payment is staggered over a period of 15 years	Tender condition permitting payment of upfront payment in maximum 10 yearly instalments prevails
14		General	We would like to understand the built-up area potential of this and hence request for more information as follows	
14.1			Applicable CRZ rules	<p>Being situated adjacent to Backwaters, CRZ rules are applicable for the plot and the development activities shall be as per the prevailing CRZ Regulations.</p> <p>Previously 50 m need to be left from the water edge as construction free. Now as per Ministry of Environment, Forest and Climate Change's Notification dated 18.1.19 stipulated at clause 10.2 in the heading CRZ of 20 meters from the HTL on the landmark side shall uniformly apply to such Islands and activities shall be regulated as under:-</p> <p>a) Existing dwelling units of local communities may be repaired or reconstructed within 20 meters from the HTL of these Islands: however, no new construction shall be permitted in this zone.</p> <p>b) Foreshore facilities, such as fishing jetty, fish drying yards, net mending yard, fishing processing by traditional methods, boat building yards, ice plant, boat repairs and the like, may be taken up in CRZ limits subject to due environmental safeguards.</p> <p>However, mapping / notification by concerned authorities is pending in this regard and bidder may make his own assessment.</p>
14.2			Applicable ground coverage rules	Relevant Rules as per Kerala Municipality Building Rules shall be followed
14.3			Applicable height restriction	Being in the flying funnel area of Navy, there are height restrictions for the construction of buildings. However, the maximum permissible height is

				found to be around 30 m above MSL. The Lessee shall necessarily obtain clearance from Naval Authorities for the constructions before commencement of work.
14.4			Applicable FAR	Relevant Rules as per Kerala Municipality Building Rules shall be followed
14.5			Applicable rules for basement construction	Relevant Rules as per Kerala Municipality Building Rules and relevant IS codes shall be followed
15		General	We would request the ability to sublease the land to third parties	Permitted. Clause No.4.30 of the tender document has been deleted.
16		General	Keeping in mind the extent of the site, would request to know if the Authority would consider offering a smaller land parcel, say 15 acres	For the current tender, there is no option to offer a portion of 15 acre from the total land
17		General	During the December 4 th pre-bid meeting, it was mentioned that quoted Reserve Price consists of two components i.e. the Premium and the Rent. We request these amounts to be clarified	The reserve price of Rs.377,44,19,945 of the land consists of Onetime Non-refundable Premium of Rs.216,42,00,000 and NPV of lease rentals for 60 years, Rs.161,02,19,945, calculated at the compounded annual escalation of 2% and the discount rate of 6% per annum
18		General	Please provide a feasibility report for highest & best use investment into this land.	The proposed project in the land under tender has been included in the Land Use Plan of the Port, which was prepared based on a study by an external Consultant appointed by the Port. However no feasibility report has been prepared in this regard.

Note: This document is also form part of the tender document Tender No. MSTC/BLR/COCHIN PORT TRUST/20/WILLIGDON ISLAND/19-20/25277)

Sd/-
Secretary