

COCHIN PORT TRUST

Replies to the queries raised by prospective bidders during the pre-bid meeting conducted at 14.30 hrs. on 13-01-2017 in the Conference hall, Adm. Block, Cochin Port Trust in connection with the tender for lease of 1.82 ha of land in between BOT bridge & Old Mattancherry Bridge on W/Island for commercial(shopping & entertainment activities) for a period of 30 years on tender cum auction basis.(Tender No: MSTC/BLR/COCHIN PORT TRUST/2/WILLIGDON ISLAND/16-17/15493)

Sl. No.	Bidder's queries	CoPT's Responses
1	Whether an individual could be a bidder, if his individual income exceeds the turn over fixed for eligibility.	No, Tender condition shall prevail. Please refer clause 3.2.2 of Instructions to the tenderers.
2	If the Chief Promoter of a Limited Company having substantial turnover could be a bidder in his individual capacity.	No. The tender condition shall prevail. Please refer Cl.3.2.2 of Instructions to the tenderers.
3	As mentioned in 3.2.5 of the Instruction to the Tenderers, how long the shareholding of the bidder should remain 51%?	The share holding of the bidder should be 51% for the entire lease period of 30 years.
4	Whether any grace period is allowed for payment of monthly rent.	Lease rent is payable annually in two half yearly installments. Please refer clause 4.10.5 of General Conditions of tender. At Present 30 days period will be given to remit the payment after generation of invoice.
5	After bidding, is it possible to change the name of the bidder?	Yes, subject to remittance of necessary transfer fees as per clause -12- A of policy Guidelines to land Management by Major Ports-2014 clarifications and amendments issued by the Ministry of Shipping on 17-07-2015, which is available in the website of Cochin Port Trust.
6	What about the extension of lease period beyond 30 years?	At present the lease period is only for 30 years without any renewal clause. The renewal after 30 years will be subject to the provisions of the

		prevailing Land Policy Guidelines issued by GoI.
7	What is e-tender under two cover system?(page No.3)	Two cover system means that the tender document is divided into two parts i.e. Part-I- Technical Bid and Part-II óPrice Bid. The technically qualified bidders shall only be considered for auction and price bid opening. Please refer clause 3.10 of Instructions to Tenderers and Cl. 2.2 Format of bid under Section-2, Instruction on e Tender procedure.
8	Commercial, shopping and entertainment activities may require leasing out of rooms/areas for a period to a group/Manufacturer or brand holder, whether it will be in order?	Sub Leasing is not permitted. However outsourcing of activities, if required as per business plan of the bidder is allowed.
9	What about the land development and maintenance of protection wall on back water side?	The area will be handed over to the successful bidder on õas is where isõ condition. Responsibility for Development and maintenance of the area/structures in the leased area vest with the successful bidder. In this connection please refer Clause 3.1.1 3.1.2,3.1.3,3.1.4 & 3.1.5 of Instructions to the Tenderers.
10	Details regarding the approval of building plan(ground plus six) from Port Trust, Local Bodies, Town planner, Chief town Planner, Naval Authorities.	The successful bidder shall obtain all statutory clearance including CRZ Clearances as may be required as per law from the concerned department before execution /commissioning of the project.
11.	License if any required from the Local Body- Factory Inspector, Labor department etc.	-do-
12	Side measurement of the proposed site	Sketch indicating the side measurement is attached.
13	Setbacks specified on four sides with special mention on backwater side.	As per the provisions under latest Kerala Building Rules.
14	The assessment of the building at Local	Yes, it will be assessed in the name of

	Body (will it be in the name of the bidder).	the bidder. The property tax in respect of the construction has to be remitted by the successful bidder to the Local body.
15	If the building constructed in site is subjected to property tax?	Yes, The property tax in respect of the constructions has to be remitted by the successful bidder to the Local body.
16	What about land tax for the property?	Not applicable to Port's land.
17	What about the power supply(will it be from the Port grid)	Yes, Tender condition shall prevail. Please refer clause 3.7.7 of Instructions to Tenderers.
18	Details of permitted activities such as restaurants, theatre, coffee shop, boating, tourism promotions, conference hall.	The successful bidder will be permitted to carry out the said activities as per tender condition in general. Please refer clause 3.1.3 of Instruction to tenderers.
19	Details of existing building-Plinth area, Number of floors, year of construction, bases of valuation arriving at the estimated value of Rs 14,45,577/-	It is a single storied building having an age of about 26 years. The plinth area of the building is 168.335m2 with RR masonry foundation, Brick masonry super structure, RCC Roof and cement Flooring. The valuation is being carried out by a third party valuer and the depreciated value is Rs 14,45,577/-
20	App or facilities required to file on line application and online bid and online auction.	The MSTC, the service provider will be available in Cochin Port Trust on 19.01.2017 & 20.01.2017 and the bidders can clarify their such doubts. Bidder can contact the MSTC officer through phone on the numbers displayed in the tender document to clarify any doubts
21	Communication method for intimating date and time of each stage to the applicant.	The schedule of dates will be as per the NIT and the date of e-auction and opening of price bid shall be intimated to the successful bidder in writing (through email/ fax).
22	Involvement of Port Trust to avoid Trade Union issues.	Trade Union issues, if any shall be sorted out by the lessee. CoPT will extent all possible assistance in resolving such issues.
23	NOC from Port Trust for mortgaging the property.	NOC can be granted for mortgage of leasehold land, along with the permissible structures erected by the

		lessee thereon in favour of reputed financial institutions/ scheduled banks, as per the prevailing Land Policy Guide lines issued by the Ministry.
24	As per 4(d) of the Lease deed format, The lesser shall be entitled to terminate the lease period on account of Public Interest. Define Public Interest in specific terms.	The term Public Interest shall be referring to the interest which the public, the community at large has or some pecuniary interest or by which their legal rights or liabilities are affected.ö
25	As per CRZ notification, what is the permissible width from High Tide Line for construction?	50 Meters. However the bidder shall confirm the same with the Kerala State Coastal Zone Management Authority(KCZMA).
26	As per Pre Contract Integrity Pact, In case of the successful BIDDER, a Performance Guarantee in the form of Bank Guarantee valid till 30 days after the end of defect liability period will also be furnished to the BUYER/ EMPLOYER 'within 21 days of Letter of Acceptance of the Bid by the 'BUYER/ EMPLOYER. Is it applicable?	Security Deposit as per Cl.4.10.1 is applicable in the lease of land and performance guarantee is not applicable for lease of land.

This Queries / Responses shall form part of the Bid document and the same shall be signed, sealed and submitted along with the bid document by the bidders.

Sd/-

SECRETARY