

COCHIN PORT TRUST

Replies to the queries raised by bidders in the pre-bid meeting convened on 09.12.2019 in connection with the tender for lease of 7 plots, adjacent to New Mattancherry Bridge Jn., W/Island for a period of 30 years (Tender No. MSTC/BLR/COCHIN PORT TRUST/21/WILLIGDON ISLAND/19-20/25278)

S No.	Clause No.	Tender clause	Queries	CoPT's Responses																
1		General	Are there any height restrictions with regards to the following properties? (Plot no 1 to 7). What is the maximum building height permissible for the following plots	<p>Tentative permissible height for each plots are given below.</p> <table border="1"> <thead> <tr> <th>Plot No.</th> <th>Permissible height in M</th> </tr> </thead> <tbody> <tr> <td>Plot-1</td> <td>8.80</td> </tr> <tr> <td>Plot-2</td> <td>10.60</td> </tr> <tr> <td>Plot-3</td> <td>5.15</td> </tr> <tr> <td>Plot-4</td> <td>28.00</td> </tr> <tr> <td>Plot-5</td> <td>21.00</td> </tr> <tr> <td>Plot-6</td> <td>10.70</td> </tr> <tr> <td>Plot-7</td> <td>10.70</td> </tr> </tbody> </table> <p>Navy is the competent authority to grant the height clearance. Hence same shall be got confirmed by Navy.</p>	Plot No.	Permissible height in M	Plot-1	8.80	Plot-2	10.60	Plot-3	5.15	Plot-4	28.00	Plot-5	21.00	Plot-6	10.70	Plot-7	10.70
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2		General	Is there any restriction on Power and water allocation?	Power and water will be supplied by Port on chargeable basis as per approved tariff, subject to availability.																
3		General	Is there any minimum build up area requirement or restriction?	Construction shall be as per the provisions in Kerala Building Rules.																
4		General	What is the permissible FSI.	FSI is depending up on the usage, regulated as per Kerala Building Rules																
5		General	Do we need CRZ clearance for the following plots (plot no 1 to 7)	Plot No.5 is situated adjacent to Backwater and developments shall be subjected to CRZ rules.																
6		General	From who we will get the building permit. Corporation or port authority.	Construction approval and occupancy certificate shall be obtained from CoPT as well as Corporation																
7		General	Is there any single window system for getting building sanctions?	In the case of approval from CoPT, application shall be submitted to the Chief Engineer, and after remitting the applicable scrutiny fee, construction permission will be issued, without any delay																

8		General	What are the limitation and exceptions permitted if we out source an activity in the land leased from the port.	Outsourcing of activity as per business model of the lessee is allowed.
9		General	Are there any stamp duty / GST exemptions while registering the lease with port	No.
10		General	Can we construct a hospital in the land classified for Hospitality?	No
11		General	Allow to use the plots tendered for Hospitality purpose for port related commercial purpose with the same high end rent amount.	Plot No.6 & 7 (50 and 79 cents respectively) are tendered in Hospitality category and the lease rent applicable is on hospitality purpose rate as per CoPT's Scale of Rates (SoR). However commercial activities are also allowed in the land, subject to payment of annual lease rent on hospitality purpose rate as per SoR.

Note: This document is also form part of the tender document

**Sd/-
Secretary**