

COCHIN PORT TRUST
GENERAL ADMINISTRATION DEPARTMENT
(ESTATE DIVISION)
COCHIN – 9

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No. EM/T/237/Renewal/2020

Dated: 01.01.2021

Replies to the queries raised by bidders in connection with the tender invited for licensing of 4 nos open spaces in W/Island with One time upfront payment as tender variable on Tender-cum-Auction.for a period of 5 years for the purpose of Communication tower.

(E-Tender No. MSTC/BLR/COCHIN PORT TRUST/32/WILLIGDON ISLAND/20-21/23064

Sl No.	Query of Bidder	Response of CoPT
1	<p>Page No.22, License deed-3rd paragraph,4th line” a license of ALL THAT piece of land containing by admeasurement.... or thereabouts.</p> <p>Whether the blank including the total measurement of all sites or agreement for each site.</p>	<p>Four plots are spread across different locations. Separate agreement for each location must be executed.</p>
2	<p>Page No.23, License deed-Clause1.8-water charges.</p> <p>There is no requirement of water after installation at site and hence kindly remove the word “Water Charges” in the License Deed.</p>	<p>The license deed is a standard format approved by Port Trust Board and hence deviation from the same cannot be accepted.</p>
3	<p>Page No.24, Clause 2.4, The licensee at all times during subsistence of the License shall carry out the painting of the structures every block of two years in a uniform colour.</p> <p>Whether the structure means ”tower structure”. We will carry out the painting of the structures every block of two years in a uniform colour if required, after noticing by both parties that the paint fades within said period.</p>	<p>The license deed is a standard format approved by Port Trust Board and hence deviation from the same cannot be accepted</p>
4	<p>Page No.25,Clause 3.1 & 3.2 ”The Licensee shall not underlet or otherwise sublease the licensed premises or the building(s)/structure(s) in the licensed premises” and “ The Licensee shall not assign or transfer the licensed premises or the building(s) /Structure(s) in the licensed premises”</p> <p>As per IP-I provider we are entitle to share our telecommunication tower etc. with all operators from time to time and the said</p>	<p>The land area licensed cannot be subleased. However the services can be shared.</p>

	sharing shall not be treated as violation of License agreement.									
5	<p>Page No.26, clause 4.4, The licensor shall be entitled to terminate the License before expiry of the License period on account of Public Interest.</p> <p>Total cost after completion of one tower(COW) is approximately 20 lakhs. So the right of termination before 5 years will make irreparable loss to us. So Kindly remove the said clause (4.4) in agreement.</p>	The license deed is a standard format approved by Port Trust Board and hence deviation from the same cannot be accepted								
6	Our proposal is to install Cell on Wheels at 4 (four) locations for the purpose of communication tower.	Agreeable.								
7	<p>It is noticed that "Indus Tower" has already occupied the proposed 4 locations invited for tender. Kindly clarify, if TVI win the bid for the said locations, whether the existing operational towers of Indus Towers including the civil structure will be fully removed or the model of HOTO(handling Over Taking Over) for us to be explained in advance/before submission of bid. Details of clarification required for each operational sites are as follows.</p> <table border="1"> <thead> <tr> <th>Existing Site</th> <th>Clarification required</th> </tr> </thead> <tbody> <tr> <td>Near BSNL Exchange</td> <td rowspan="3">Operational GBT sites. Operational COW site. Whether entire installation will be removed before starting constructions by successful bidder and HOTO process to be briefed before starting the bid.</td> </tr> <tr> <td>Near Maritime Academy</td> </tr> <tr> <td>Near Puthuvypin LNG Terminal</td> </tr> <tr> <td>Near Venduruthy Brifdge</td> <td>Whether tower and accessories will be removed before starting construction by successful bidder and HOTO process to be briefed before starring the bid.</td> </tr> </tbody> </table>	Existing Site	Clarification required	Near BSNL Exchange	Operational GBT sites. Operational COW site. Whether entire installation will be removed before starting constructions by successful bidder and HOTO process to be briefed before starting the bid.	Near Maritime Academy	Near Puthuvypin LNG Terminal	Near Venduruthy Brifdge	Whether tower and accessories will be removed before starting construction by successful bidder and HOTO process to be briefed before starring the bid.	Cochin Port will hand over the land area to successful bidder after dismantling the structures constructed by existing licensee, if existing licensee is not the successful bidder.
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8	As per site survey it is found that required space (outside) is available for construction apart from existing operational sites of Indus towers. So it is requested to allow construction in out side area, near top existing operational site, for avoiding uninterrupted services by existing operators.	Tender is invited only for plots as listed in the schedule 5 of tender documents.								

9	Please inform whether Laying of OFC (any cable) for cell towers on wheels will be permitted or not, as a OFC is a requirement of Data Services (4g/5G)	RoW permission for laying cables is a separate process for which separate application has to be submitted to CoPT.RoW permission is not in the scope of the tender.
10	Due to year end and technical issue (not able to register in portal) we request to postpone the tender for next 10 days.	Due date of submission for the tender No. MSTC-23064 is extended by 7 days ie at 15.00 hrs on 13.01.2021.

Sd/-

SECRETARY

The above replies to queries forms a part of the tender and should be signed and uploaded along with tender document.