

COCHIN PORT AUTHORITY
GENERAL ADMINISTRATION DEPARTMENT
(ESTATE DIVISION) COCHIN – 9
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No. MSTC/TVC/COCHIN PORT TRUST/1/WILLIGDON ISLAND/24-25/11585 Dated: 25.06.2024

Replies to Pre-bid queries

Replies to the queries raised by bidders in the pre-bid meeting conducted at 1430 hrs on 20.06.2024 in connection with the tender for lease of 5 plots in Willingdon Island for a period of 30 years (E-tender No. MSTC/TVC/COCHIN PORT TRUST/1/WILLIGDON ISLAND/24-25/11585 dated 11.06.2024) are given below.

S. No.	Query	Cochin Port's Responses
1	Period of lease	30 years
2	Whether the FSSAI rule is applicable	The successful bidder shall obtain all statutory clearances as may be required as per law from the concerned department before execution / commissioning of the project/activities.
3	Whether the KMBR act is applicable. Max. ground coverage is permitted and the permitted FAR	FAR and Coverage as per KMBR is applicable
4	Width of adjacent roads	Refer Clause No. 2.8 of the Tender Document
5	There are so many trees in the plots. Who is the person responsible for cutting and clearing trash on the land	The plot will be allotted on as-is where-is condition. The successful bidder shall cut and remove the trees/trashes in the land for which necessary permission to be obtained from CoPA
6	Cables and pipes are there in some plots. What arrangements will made for those cables for removal and clearing	Please refer Clause 2(m) of the draft lease deed at Section-9 of the Tender Document
7	Scrap vehicles are also seen in some plots. Who will clear this	The plot will be allotted on as-is where-is condition. The successful bidder shall remove the Scrap vehicles in the land
8	what would be the tariff on electricity and water	Electricity tariff will be as per the rate approved by the KSERC, as applicable to KSEBL. Present tariff for water is Rs.85/- per KL which is subject to revision from time to time
9	Is there any role for the labor union in the installation of equipment, machinery, and operations	Dealing with the labor union is the responsibility of the successful bidder
10	Regarding the height of the building, what is the period of getting height clearance of the building from the NAVY? What will be the height difference mentioned in the tender notice and what is approved by the Navy	The permitted height mentioned in the tender document is tentative and Navy is the Competent Authority to specify and sanction the exact permissible height at each location. The Successful Bidder shall approach Navy for the same.
11	What is the toll Tariff of the vehicle and what are the parking charges outside and inside of the lease plot	Attached as Annexure-I

12	If any future expansion in the building What will be the procedure	Please refer Clause 2(d) of the draft lease deed at Section-9 of the Tender Document
13	If there is any further expansion by the port. what will be the decision regarding our lease agreement	Please refer Clause 4(b) of the draft lease deed at Section-9 of the Tender Document
14	Is the proposed plot affected by rainwater flooding? Will it affect our operations	Refer Clause No. 2.8 of the Tender Document

Note: This document also forms part of the tender document No. MSTC/TVC/COCHIN PORT TRUST/1/WILLIGDON ISLAND/24-25/11585 dated 11.06.2024

Encl: As above

**Sd/-
Secretary**

Annexure-1**I. Vehicle parking fee inside Port premises**

(Rate in Rs.)

Sl.No.	Duration	Up to eight (8) hours	For every hour thereafter
1	20 ft container Trailer/ Commercial Trucks including Tippers, Tankers and pick up vans	Free	14
2	Tourist vans and buses	Free	14
3	40 ft container Trailer	Free	20

II. Toll Charges

(Rate in Rs.)

Sl.No.	Type of Vehicle	Daily	Monthly	Quarterly	Half yearly	Yearly
1	Two wheelers	5	68	136	273	409
2	Three wheelers	7	102	204	409	818
3	Four wheelers	14	341	681	818	1225
4	Tourist vehicles					
	-Travellers/ Vans/Mini Bus	68	409	681	1089	1907
	-Buses	136				
5	Buses (both public / private)	20	409	613	1225	2043
6	Lorries including tankers					
	Up to 6 wheels	28	409	613	1225	2043
	More than 6 wheels	68	545	818	1634	2723
7	Prime Movers & Chassis					
	20'	68	545	818	1634	2723
	40'	81	681	1021	2043	3064
8	Cranes, Pay loaders Bull dozers, Excavators etc.	81	681	1021	2043	3064