

No. MSTC/TVC/COCHIN PORT TRUST/30/WILLIGDON ISLAND/25-26/56383 Dated: 12.02.2026

Replies to Pre-bid queries

Replies to the queries raised by bidders in the pre-bid meeting conducted at 14:30 hrs on 30.01.2026 in connection with the tender for lease of three Plots at MULT Backup Area, Puthuvypeen, for a Period of 30 Years, for Setting Up Tank Farms for Storage and Handling of Bunker Fuel and Other POL Cargoes using MULT/Barge Jetties at Puthuvypeen, (vide Tender No. MSTC/TVC/COCHIN PORT TRUST/30/WILLIGDON ISLAND/25-26/56383) are given below.

| Sl No | Page No | Clause No | Clause | Query | Answer |
|-------|---------|-----------|---|---|--|
| 1 | 5 | 2.2.5 | Cochin Port has obtained Environmental Clearance for handling Bunker fuel and POL cargo through the MULT Jetty/Barge Jetty. | Can the Environment Clearance obtained by Cochin Port be shared so that bidders can evaluate any conditions specified in the same | Attached as Annexure-I. |
| 2 | 6 | 2.3 | At present, dredged sand received from the Channel is stored in the land out to tender. CoPA has initiated action to remove the sand from the area; CPA entitled to take back the entire sand from the area, up to the natural level of the surrounding area. The land be handed over only after disposal of the sand from the area | What are the expected timelines for handover of the land once the pre-allotment letter issued? | The successful bidder shall remit the applicable payments, including the security deposit and advance lease rent, within the time permitted as per the tender document. Upon receipt of the payments, the allotment order will be issued, and the plot(s) will be handed over within one month thereafter. |
| 3 | 6 | 2.4 | Minimum Guaranteed Throughout | MGT should be aggregated and checked for period of 3 years instead of annual review. This is to cater to sudden market conditions that sometime impact EXIM trade | Tender condition prevails |
| 4 | 8 | 2.8.2 | Financial Eligibility Criteria Subject to the condition that each member of the JV/Consortium shall have a minimum of 20% of the amount specified | Request for deletion of 20% criteria for all members of consortium | Tender condition prevails |
| 5 | 11 | 2.27 | Price bid of the bidders who are found qualified after evaluation of technical bid will be opened and highest of the Annual Lease Rent | Will all bidders who are found qualified after evaluation of technical bid be included in e-auction | Yes |

| | | | | | |
|---|----|----------|--|--|--|
| | | | quoted by the bidders will be taken as the floor price for e auction. Date & time of e-auction will be intimated separately. E-auction will not be conducted in case of receipt of only one valid bid for the plot | | |
| 6 | 12 | 2.39.1.2 | The successful bidder should pay the Upfront Lease Rent as quoted in the tender with 60 days of issue of pre-acceptance letter | This should be later of (i) 60 days of pre-acceptance letter and (ii) handover of land as per Clause 2.3 It has been seen in other ports that there is delay in handing over of land resulting in delay in commencement of work by successful bidder. Hence all payments should be made linked to handing over of land | Tender condition prevails |
| 7 | 13 | 2.39.2.1 | The successful bidder should pay two years" lease rent, quoted in the tender as non-interest bearing refundable Security Deposit for the duration of the lease within 30 days of issue of pre-acceptance letter | This should be later of (i) 60 days of issue of pre-acceptance letter and (ii) handover of land as per Clause 2.3 It has been seen in other ports that there is delay in handing over of land resulting in delay in commencement of work by successful bidder. Hence all payments should be made linked to handing over of land | Tender condition prevails |
| 8 | 13 | 2.39.3 | Depreciated Cost of Building/Structure: In case there is existing building/structure in the allotted land, the successful bidder, in addition to the payments mentioned above, should remit value of all the building/structures in the land as at Section 1.1 of applicable). The lessee, on paying the depreciated cost of the building/structures, shall enjoy ownership rights of the buildings and shall be free to remove the building/structures from the site, if required with the approval of the Port, except otherwise | 1 We believe there are no building/structures on the land and hence this amount will be zero. Kindly confirm 2. Lessee should only be liable for property tax post the handover of the land. Any dues prior to the same including arrears should be paid by Cochin Port Authority. | There are no existing buildings on the tendered plots. |

| | | | | | |
|----|----|-------|--|--|---|
| | | | specified. The lessee shall be liable to pay the applicable property tax for the building/structures to the Municipal Corporation/Panchayath at including arrears, if any, for the past period | | |
| 9 | 18 | 4.2 | Lease Period: The lease period shall be 30 years, from the date of handing over of possession OR after 30 days from the date of receipt of allotment order by the successful bidder, whichever earlier. | Lease Period should be later of the two conditions as both are necessary for lesser to utilise the land. | Tender condition prevails |
| 10 | 8 | 2.9.2 | "EMD in the form of Cheque/ Bank Guarantee will not be accepted." | Request port to accept EMD in form of Bank guarantee, if accepted draft of bank guarantee to be provided. | Tender condition prevails |
| 11 | 11 | 2.27 | "Price bid of the bidders who are found qualified after evaluation of technical bid will be opened and highest of the Annual Lease Rent quoted by the bidders will be taken as the floor price for e-auction. Date & time of e-auction will be intimated separately. E-auction will not be conducted in case of receipt of only one valid bid for the plot." | Please clarify how the quoted MGT will be considered while determining the successful bidder for the plot. | The tender variable shall be the annual lease rent for the respective plots. In addition to this, the bidder shall offer a Minimum Guaranteed Throughput (MGT), which shall not be less than the minimum quantity specified for the respective plots as per the tender document. |
| 12 | 8 | 2.28 | "Highest bid received from among the Price bid / e-auction will be considered as the H1 bid for the plot concerned "The Price Bid will be opened, and the highest annual lease rent quoted by a technically qualified bidder will be considered as the floor price for the e-auction. | | |
| | | | | Request Port to share the CRZ classification and CRZ maps for these Plot | Please refer to the 'Coastal Zone Management Plan 2019', which is available in the website of Kerala Coastal Zone Management Authority (KCZMA). Web link- https://keralaczma.gov.in/images/pdf/coastal-zone-management-plan-2019-final/ernakulam/KL-31.pdf |
| 14 | 3 | 1.1 | Type of liquid cargo that can be handled | It is understood that all liquid cargo can be | Handling of all types of liquid cargo in the tank farm |

| | | | | | |
|----|---|---------------|--|--|---|
| | | | | handled in tank farm. Please clarify all non-cryogenic liquid cargo like veg oils, chemicals etc can also be handled apart from POL products & bunker fuel. | shall be permitted, subject to obtaining the required statutory clearances, as applicable. |
| 15 | 3 | 1.1 | Bidding for individual plots or all three plots | Please clarify if the bidder can bid for only one or two plots also or has to bid for all the three plots. | The bidder shall have the option to quote for the plots individually or for all the three plots. |
| 16 | 5 | 2.2.1 | De-notification of area from SEZ status | Please clarify when the application for de-notification has been filed and in how much time the area will be de-notified. If any delays are there then what is the remedy. | The de-notification of the plot shall not have any impact on the implementation of the project in the leased area. However, It is expected that the de-notification will be completed prior to the handing over of the land to the successful bidder. |
| 17 | 5 | 2.2.2 | Barge Jetty details | Please provide the details of barge Jetty-length and vessel specifications that can be handled at barge jetty- LOA, Beam, draft. | <u>LOA of barge Jetty</u> Sea side – 80 m, Lee side – 50 m <u>Draft</u> Sea side 7 m, Lee side 3 m <u>DWT</u> Sea side - Max. 2000, Lee side 500 to 1500" |
| 18 | 5 | 2.2.4 & 2.2.2 | Priority of IOCL Vessels & MULT Jetty usage by IOCL | Please clarify if the priority is for only the LPG Vessels or all vessels being brought by IOCL. Also please clarify if the priority for IOCL is there beyond 161 days of maximum usage by IOCL. Also please clarify is IOCL allowed to use the Jetty beyond maximum allowed 161 days. Also in future if any tank farm operator handles any liquid cargo- either full or part discharge/load; meant for IOCL, will priority be given to such vessel/s. | Priority berthing will be extended to IOCL for handling LPG within the 161 days. However, priority berthing shall not be extended to tank farm operators handling cargo for IOCL. |
| 19 | 5 | 2.2.4 | Bunkering | Please let us know if bunkering can be done at MULT berth itself for any vessel requiring bunker fuel which comes to MULT. | Possible, subject to payment of applicable charges |
| 20 | 5 | 2.2.6 | Installation & usage of Marine Loading / Unloading Arm & usage | Please clarify if the Marine Loading / Unloading arm after installation by the tank | Charging /levying any fee from other users for the use of such loading/ unloading arms shall not be allowed. |

| | | | | | |
|----|---------|---------|--|---|---|
| | | | | farm operator can be allowed to be used by other users also and charges can be levied from them by the tank farm operator. | |
| 21 | General | | Part discharge / Load at MULT / Barge | Please inform if the tank farm operator is allowed to handle part cargo discharge / load at MULT / barge jetty and part cargo discharge / load at other berth/s in Cochin Port. | This shall be carried out as per the operational convenience of the successful bidder. However, only cargo handled through MULT/ Barge Jetty will be considered for computation of MGT. |
| 22 | 9 | 2.16 | Proposed Business Activities | Please clarify if the bidder can submit the proposed activities online only or has to submit physical copies also to the Port Authority. | To be submitted online only. |
| 23 | 13 | 2.39.3 | Depreciated cost of Building / Structure | Please share a list of all such buildings / structures in the plots & the depreciated costs / mechanism to arrive at depreciated cost. | There are no existing buildings on the tendered plots. |
| 24 | 20 | 5.1 | Utilities – connectivity- electricity, water etc. | Please share information regarding the nearest point for connection for electricity, water etc. Please confirm that right of way for connection will be provided by the Port Authority for land within the Port. | Electricity connection will be provided by CoPA, on chargeable basis. At present, provision for supply of fresh water is not available in the vicinity. Required Right of Way (RoW) for availing connection will be provided on payment of applicable Way Leave Charges. (WLC) |
| 25 | 20 | 5.10 | Use of warehouse for EXIM / Coastal Cargo of third parties | Please provide further information regarding any procedure & restrictions for the same and for what period and the charges etc. that can be levied. | This is a general condition and not applicable for tank farms |
| 26 | 6 | 2.4 | Minimum Guaranteed Throughput (MGT) | We request to start commencement of the MGT from the sixth year of lease instead of the fourth year as it takes time to build the facility & market the new facility to achieve substantial capacity utilization. | Tender condition shall prevail |
| 27 | | General | Reg operations of MULT & barge jetty | Please provide information on who will operate the jetty & | The O&M contractor appointed by the Port will operate the Jetty and the |

| | | | | | |
|----|---|---------|---|--|---|
| | | | | associated facilities. Will the Port Authority be operating the jetty & common facilities or individual operators have to operate | common facilities. However, operation of the facilities required for cargo handling at the Jetty and Manifold Area needs to be arranged by the individual operators. |
| 28 | | General | Renewal of lease period | Please provide information regarding the renewal of the lease period after 30 years. | Renewal of the lease shall be subject to the provisions of the Policy Guidelines for Land Management issued by the Government of India from time to time. As per the prevailing guidelines, upon expiry of the lease, the land shall be put to tender-cum-auction, with the Right of First Refusal (RoFR) extended to the existing lessee, subject to confirmation that he/it is not in default. |
| 29 | | General | Reg charges to be paid to Cochin Port Authority or others | Please list all the charges head & current rates- Marine, Cargo Related, Administration, Utilities, and Security related etc. that the tank farm operator has to pay to the Port Authority or others on behalf of the Port Authority. | The applicable lease rent, Security Deposit, and wharfage for any shortfall in MGT, as per the conditions mentioned in the tender document, shall be paid. In addition to the above, the necessary Way Leave Charges for pipelines, Vessel-Related Charges, and Cargo-Related Charges for cargo handling through the jetties, etc., shall also be paid as per the then-prevailing Scale of Rates (SoR) of the Port. |
| 30 | | General | Existing infrastructure & facilities | Please list all the present infrastructure facilities & common user facilities that can be used by the new tank farm operators. Also, please clarify if hoses are currently available at MULT & barge jetty and is the tank farm operator allowed to handle cargo through flexible hoses to connect further to the pipeline. | Refer to para-2.2 of the Tender Document . Hoses for handling of cargo are currently not available at MULT & Barge Jetties. Handling of cargo through flexible hoses will be permitted at MULT/ Barge Jetties; however, the hoses required for the same needs to be arranged by the individual operators. |
| 31 | | General | E- Auction | Please clarify if any top number of bidders is only allowed or all the qualified bidders are allowed to participate in the E-auction. | All the qualified bidders will be allowed to participate in thee-auction. |
| 32 | 1 | | Reg. extension of Last Date of Submission of Bid | We request Cochin Port Authority to extend the last date of | Due date of tender is extended up to 18.03.2026 |

| | | | | | |
|----|---|-------|--|--|--|
| | | | | submission of bid to at least 30th March 2026 as this being a single stage two bid system, we require more time to evaluate and conduct studies for cargo traffic assessment & project feasibility. | |
| 33 | 5 | 2.2.4 | Facilities/operations in the Jetty areas | <p>Kindly provide</p> <ol style="list-style-type: none"> 1.The SOP for the usage of two numbers of common user pipe at MULT/Barge Jetty. 2.Distance from MULT/Barge Jetty to the proposed tendered plots. 3.Kindly provide the layout of the Right of Way for the pipelines to be laid by the bidder from the tendered land to the jetty. 4.Kindly Clarify how many pipelines will be permitted to the bidder for the tendered land. | <ol style="list-style-type: none"> 1) The modality for utilizing the common user pipe lines can be arrived at after finalisation of the tender, based on the cargo to be handled, number of operators etc. 2) Distance from Jetty MULT Jetty to Plot-1 – 240 m MULT Jetty to Plot-2 – 500 m MULT Jetty to Plot-3 – 650 m Barge Jetty to Plot-1 – 500 m Barge Jetty to Plot-1 – 330 m Barge Jetty to Plot-1 – 225 m 3) RoW for pipelines will be allowed based on the exact requirement of the bidder. 4) After assessment of the pipelines requirement of all the tank farm operators. |
| 34 | 5 | 2.2.5 | Statutory clearances | <p>Kindly provide.</p> <ol style="list-style-type: none"> 1. The copy of environment clearance obtained by the port for handling of cargo for MULT/Barge Jetty. 2. CRZ, HTL/LTL demarcation report for the proposed tendered plots, MULT Barge Jetty 3. Kindly Provide the latest Coastal Zone Management plan (CZMP) for COPA approved by Ministry of Environment, Forest and Climate Change New – Delhias per CRZ notification 2019 | <ol style="list-style-type: none"> 1)Attached as Annexure-I. 2)& 3) Please refer to the 'Coastal Zone Management Plan 2019', which is available in the website of Kerala Coastal Zone Management Authority (KCZMA). Web link- https://keralaczma.gov.in/images/pdf/coastal-zone-management-plan-2019-final/ernakulam/KL-31.pdf 4) The plot is outside the CRZ area |

| | | | | | |
|----|-----------------|----|--|---|---|
| | | | | 4. Kindly confirm whether the tendered plot is in CRZ area. | |
| 35 | 2.4 | 6 | | Bidder request to consider applicability of MGT to start from fifth year from handing over the land instead of MGT starting from the fourth year. As successful bidder will require time to take statutory approvals before start of work and time for setting up tank farm and its facilities. | Tender conditions prevails |
| 36 | 2.3 9.3 | 13 | Depreciated Cost of Building/Structure | Kindly clarify 1.Whether there is any existing building/Structure on the proposed tendered land. 2.If there is any building structure what is the depreciated cost. This is required as the bidder is required to add the cost in the bid. 3.What is the property tax for the building/structure to the municipal corporation/ panchayat for the past periods. | There are no existing buildings on the tendered plots. |
| 37 | | | General | The bidder request to extend the tender for 30 days as the senior executive has undergone an operation and presently not permitted to travel. The senior executive and the team will require a joint visit of the tendered plots for participating in the bid; hence we request to extend the tender upto 21-03-2026. | Due date of tender is extended up to 18.03.2026 |
| 38 | 1. 2.9. 2 | 8 | EMD in the form of Cheque/ Bank Guarantee will not be accepted | Request port to accept EMD in form of Bank guarantee, if accepted draft of bank guarantee to be provided. | Tender conditions shall prevail |
| 39 | 2. 2.2 7 | 11 | Evaluation of bids | The Price Bid will be opened, and the highest annual lease | The tender variable shall be the annual lease rent for the respective plots. In |

| | | | | | |
|----|--|--|---------|---|---|
| | | | | rent quoted by a technically qualified bidder will be considered as the floor price for the e-auction. Please clarify how the quoted MGT will be considered while determining the successful bidder for the plot. | addition to this, the bidder shall offer a Minimum Guaranteed Throughput (MGT), which shall not be less than the minimum quantity specified for the respective plots as per the tender document. |
| 40 | | | General | We request Port to share the CRZ classification and CRZ maps for these Plots | Please refer to the 'Coastal Zone Management Plan 2019', which is available in the website of Kerala Coastal Zone Management Authority (KCZMA). Web link- https://keralaczma.gov.in/images/pdf/coastal-zone-management-plan-2019-final/ernakulam/KL-31.pdf |

Note: This document also forms part of the tender document No. MSTC/TVC/COCHIN PORT TRUST/30/WILLIGDON ISLAND/25-26/56383 Dated: 19.01.2026

Encl:Annexure-1

**Sd/-
Secretary
Cochin Port Authority
For and on behalf of the Board of
Major Port Authority for Cochin Port**



www.cochinport.gov.in | secretary@cochinport.gov.in | +91484 2666412 | +91484 2582100 |

Fax: +91484 2668163

 cochin_port  PortofCochin  portofcochin  company/portofcochin